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GARDEN CITY HOUSES

AND

Domestic Interior Details

THIRD EDITION.

TECHNICAL JOURNALS, LTD.,
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GARDEN CITY HOUSES

AND

DOMESTIC INTERIOR DETAILS

Section I.

INTRODUCTION, WITH TYPICAL SPECIFICATION

Section II.

EXTERIORS AND PLANS

Section III.

INTERIOR DETAILS

TECHNICAL JOURNALS, LTD.,
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INTRODUCTION.

THIS is the Third Edition of Garden City Houses. That the volume has been, from the outset, in steady and constant demand is not merely a proof of its intrinsic value as a collection of examples of small domestic work, but, what is of far greater importance, its success indicates a corresponding growth of interest in the Garden City movement. A further inference of still greater value is that of increased appreciation of architectural character in the dwelling. Clearly the public are at length realising that if they want a good design, convenient planning, sound construction, they must consult an architect. This ought to be, but certainly is not, as much a truism as saying that if you want sound medical advice you must consult a qualified doctor.

Until the Garden City movement altered a bad custom, small domestic work was too exclusively in the hands of the builder. Countless thousands of small to medium-sized houses were "run up," as the significant phrase has it, without architectural supervision, and consequently they were without architectural grace or merit, even when they were built from a stock design originally supplied by some sort of professed architect.

Not the least, then, among the boons and blessings of the Garden City or Garden Suburb movement is the effect it has had in convincing the public of the value of the architect. As "we needs must love the highest when we see it," the houses designed at Hampstead, Gidea Park, and elsewhere, by accomplished architects able to invest the smallest work with charm and distinction, won immediate admiration, and were widely imitated—sometimes, it is true, as abominably as Nature's journeymen imitated humanity, but more often in the spirit rather than in the letter, and hence the more commendably. For, as a rule, the authentic architect has a personality which is bound to find expression in his work.

Here, then, is the essential value of a book like the present. It stimulates, even inspires; and therefore we may claim with as much confidence as gratification that this collection of examples has had no small share in spreading the gospel of architectural amenity in the design of small houses; those selected for illustration representing, on the whole, a high standard of architectural merit, whether design or plan, elevation or interior, be taken as the criterion.

Never since the Great Fire of London can the interest in housing have been so general and so urgent as it is at the present time, when reconstruction of one kind and another is at the centre of thought and action.

In this country the housing question is acute. It is also complex, for it is not solely concerned with ways and means of providing decent dwellings for the working classes: there is strong reason to suppose that, as a consequence of economic conditions created by the war, there will be a very large demand for tastefully built houses of moderate sizes but first-class design and construction, to meet the requirements of the great middle class, upper and lower. Such are the houses shown in this book, which appeals, therefore, not only to architects, but to prospective clients, to whom, no doubt, it has been and will be frequently shown to help them to make up their minds as to the type or style of house they would like.

At Hampstead most of the houses are detached or semi-detached, though there are also many attractive rows of cottages, and the lay-out of the suburb includes several quads or "closes," with houses grouped around. The houses here have not been built in competition, nor within any excessively restrictive limits of cost, but to suit the various incomes of the architects' clients or of the tenants whom the promoters had in view. On the other hand, at Gidea Park, which is a more recent creation, the cost of the majority of the houses has been strictly limited. The house by Mr. Welch, in Meadway, for example (page 38), cost £400. At Gidea Park, too, a competition was held, prizes having been offered for the best detached house to cost £500, and for the best detached cottage to cost £375. In the former class the house by Mr. Geoffry Lucas (page 15) secured the Gold Medal and £250, that by Mr. Longden (page 17) being placed second, and that by Mr. Curtis Green (page 23) highly commended; while, in the second class, Mr. Crickmer's house (page 18) secured the Gold Medal and £200, and Mr. Welch's (page 24) the second prize and £100. It is hardly necessary to say that these pre-war costs have now only a relative value—that is to say, they may be useful in showing what type or size of house cost £500 and what £375, and, more obscurely, what the cost would be under present conditions.

A visit either to the Hampstead Garden Suburb or to Gidea Park will show at once that the houses erected are a great advance on those which are commonly provided in suburban areas. The Hampstead and Gidea Park houses are soundly built with good materials, are provided with tasteful chimneypieces and other furnishings, and possess a good deal of architectural interest; but it must be confessed that in several instances the rooms are too small, and this point suggests that there is a reasonable minimum of cost below which it is undesirable to fall if a thoroughly satisfactory house is to be provided.

In publishing the series of interior domestic details which constitutes the final section of the present volume, the main idea has been to include examples of work which might be of service to architects concerned with the design of houses of moderate cost. Such details as chimneypieces, panelling, staircases, windows, etc., will be found adequately represented, and there are also included useful details like pantry fittings, dressers, etc., not to be found in any other publication: all the plates being essentially practical.

SECTION 1.

SPECIFICATION OF A GARDEN CITY HOUSE.

By T. MILLWOOD WILSON, Architect.

1. The art of writing a Specification for a small house chiefly consists in knowing what to omit without detracting from its value.

2. It is rendered more easy, with consequent reduction of cost, where several houses are built at a time, when it is possible to standardise materials and fitments, etc. A house, however small, requires the same amount of care to be taken in its structure, and the same regard for quality of materials, as a larger house. In fact, the smaller house presents the harder problem, as the architect has the question of cost constantly before him. The solution, therefore, comes back to the knowledge of where omissions can be made without damaging the result.

3. It will be generally found that local by-laws provide for the structure to be sound enough, and that the sanitation is more or less looked after; but in regard to the latter a careful setting out of the sanitary conveniences, with the runs of hot and cold pipes and the position of wastes, etc., will form an important factor in keeping down the expenditure. This, however, refers more specially to the question of planning than to Specification.

4. A certain type of speculating builder, in perpetrating the atrocities we know so well, is able, by skimping the structure and the quality of materials, to put in finishings such as tiled bath rooms and sculleries, imitation panelling, etc., making it next to impossible for the architect, having a proper specification to carry out, to compete in the matter of cost. My own experience has led me to consult the builder on small matters; and where perhaps one builder is doing a number of houses under several architects, it is often possible for the respective architects to meet together and arrange a standard for certain items such as baths, w.c.'s, lavatory basins, kitchen dressers, and other fitments, and perhaps doors and architraves, though of course one does not like losing too much individuality.

It is very necessary that simplicity should be the one factor ruling in every case, if a sound and moderately priced house is to be the result.

We will now go through the specification for a house, the drawings of which are reproduced on pp. 8–10.

SPECIFICATION.

PRELIMINARY.

Conditions.—The Articles of Agreement and general conditions of contract will be those issued by the R.I.B.A.. These are found generally acceptable to all parties.

Extra Works.—The clause as to this is the usual one; that no extra works will be allowed unless upon the written authority of the architect. Some members of the profession adopt their own printed extra-order forms.

Provisional Sum.—The best course, I think, is to state all provisional sums as net, the Builder to add his profit, carriage, and fixing, etc. Merchants and manufacturers, I have found, will always give you their net prices—the question of discount varying so much, and in some cases, to such a ridiculous extent, no question can be raised afterwards, as the Builder will have put on your provisional sums his own profit.

No such amounts will be included in any certificate until they are paid and the receipt for them is produced, and the builder is to produce all receipts when called upon.

All provisional sums to be used as directed or deducted in whole or part if not required or not ordered to be used.

The architect is to be consulted in all cases of provisional amounts or prices as to how he wishes these sums to be expended, and if any are omitted they will be omitted in full.

Repairs to Roads.—The contractor will be held responsible for all damage done to public highways or roads arising from the conveyance of his plant or materials to or from the work.

Details.—All work throughout to be executed to detail drawings, and the builder is to put in hand no work until he has obtained a detail drawing.

Notices.—Give all notices and pay all fees legally demanded.

Water.—Water is laid on to the site, but the contractor is to make all his connections and provide tanks, etc., for his use. (Alter as necessary.)

Insurance.—Insure the building for its full value from the earliest time the Company will take it.

Contingencies.—Provide the sum of £ for contingencies to be used or deducted in whole or part as required.

Employer's Liability.—Hold the employer free from liability for accidents or injuries to the contractor's workmen, or for any accident or injury that may be caused by the negligence of the contractor's workmen.

EXCAVATOR.

Carefully take off the turf and put on one side, also the top spit to be taken off the whole area of the building and deposited in a separate heap where directed.

Excavate for all the walls as shown to the several depths and sizes, but no earth is to be filled in and no concrete laid until the trenches have been inspected by the architect.

Carefully lay in the trenches, concrete foundations, composed of one part of Portland cement to seven of broken brick and gravel ballast and coarse sand to fill up the interstices mixed in a proper gauge-measure put in, levelled, and rammed at once.

Under all floors lay 6 in. of cement concrete on the earth, well rammed.

Note.—The contractor is to allow for making up the ground immediately round the house to level line shown on elevations and the average height of ground floor will be 14 in. up. The contractor must allow for in his estimate any extra depths required where the ground will be excavated or made up.

Concrete Lintels.—Over all external openings in the proportion of one of Portland cement to three of gravel and sand and where over 3 ft. bearing to have small angle or T irons bedded in same.

BRICKLAYER.

Note.—The walls on the first floor were built with a cavity and faced with stock bricks distempered, with the chimney stacks of red facings. I have found that a hollow wall is preferable to a solid 9 in. wall finished with two coats of cement, rough cast, and is much dryer. The specification will then be as follows:—

The brick for the dressings and chimney stacks will be approved red bricks average four courses to 1 ft. Great care is to be taken not to discolour them during the progress of the works.

Walling bricks.—The internal walls to be built of Fletton bricks of an approved make and quality. Every third course to be of special Flettons with a keyed surface. The external facings will be of hard stock bricks pointed with a weather joint as the work proceeds.

Bond.—To be English, and no bats to be used in a greater proportion than one to two whole headers.

Pointing.—The mortar joints will be neatly pointed with a struck joint as the work proceeds. All walls, except hollow, to be built in mortar except where otherwise specified, well bedding and flushing up every third course, and on no account is any grout to be used.

Mortar.—To be composed of one part of freshly burnt lime to three of sand which is to be clean and sharp.

Cement mortar to be of one of Portland cement from an approved make to three of sand.

Damp Course.—To all walls, including sleeper and fender walls, above ground line of two courses of thick blue slates laid and bedded to break joint in cement the full width of walls over.

Sleeper Walls.—As shown, to be built off the surface concrete.

Hollow Walls.—Walls where shown to be built with a cavity 2 in. wide which is to be kept as free of mortar as possible. The two 4½ in. thicknesses will be tied together with approved galvanised iron ties every fourth course and 3 ft. apart to break joint. Over the head of all window and door openings, and where 11 in. walls come over 14 in., put 5 lb. lead taken through cavity and turned up into brick joint in inner thickness, 6 in. longer than openings and cut off flush with brickwork on outer face. The cavity will finish right up to window frame and will be stopped off by a double course of slates built vertically.

Air Gratings.—Provide and build in where shown 9 in. by 6 in. terra-cotta air gratings under wood floors and one just above floor in larder and in bath room and w.c.'s.

Build all half-brick walls in cement and chimney stack for the last 3 ft. in height.

Put trimmer arches 18 in. wide in cement concrete to all fireplaces where there are rooms below and fill in and fir down for lathing to.

Flues.—Very carefully form all flues to the sizes shown, parge with cow-dung mortar as the work proceeds, and core at completion.

Render the backs of all fireplace openings before fixing grates.

Chimney Caps.—To be formed of oversailing course of brickwork with dentil course of projecting headers.

Chimney Pots.—To be flue-pipes projecting some 6 in. above stack and flaunched up in cement.

Beam Filling.—In all cases to be carried up to the underside of boarding or tiles.

Cut all holes and chases for pipes.

Ascertain the exact size of kitchen range before building opening, and put cement concrete lintel over.

Deal Lintels Internally.—Over all inside door openings put deal lintels the full width of the walls 1 in. thick for every foot of bearing and 9 in. of wall at each end (except when walls are flat pointed where there will be arches over doorheads), and turn rough relieving arch over.

Window Sills.—Inside sills to kitchen, larder, scullery, and servants' w.c., and motor-house to be of 6 in. by 6 in. red Staffs, tiles, and to skirting where tile paving.

Thresholds.—To front and back doors and all outside steps to be formed of 9 in. by 4½ in. by 1½ in. paving bricks on edge in cement to be kept up 1½ in. above floor, similar step to loggia. To motor-house, hard red bull-nosed threshold bricks.

Hearths.—Kitchen and all bedrooms to be 6 in. by 6 in. red tiles, dining room and parlour allow ¾ yd. at 9s. 6d. per yard.

Pavings.—To porch, scullery and larder put 6 in. by 6 in. paving tiles set and bedded in cement, and on no account are these to be grouted. In servants' w.c., coals, and back entrance the surface concrete will be put in at the required level and finished with a floating of cement and granite chippings 1 in. thick done at one and the same time. Ditto to outside paving.

Paving to motor house to be 1½ in. cement and granite chippings on 6 in. cement concrete.

All door and window frames will be built in as the work proceeds with wrought-iron ties 9 in. long screwed to frames, one pair to each.

Flat point the scullery, larder, coals, and servants' w.c. and motor-house.

TILER.

Note.—Most builders sub-let their tiling; and it is often possible to adopt another tile to that specified, of equal quality, owing to the tiling contractor having some special arrangement with a particular tile-maker, and thus being able to effect a small saving.

A cheap method of finishing the roof is to cover it with featheredge boarding, and hang the tiles direct on to this, and where expense has to be saved to a large extent, ordinary black felt can be put on to the top of the rafters and the tile-battens nailed over it. This is not to be recommended, as there is a limit to the life of the felt.

Cover the whole of the roofs with best plain roofing tiles of approved make, laid with two 2 in. cast malleable nails to each tile every third course. Each tile to have a 3 in. lap on 1½ in. by ¾ in sawn deal battens cut close to hips, chimney stacks and valleys.

All eaves to be double throughout, and verges to be a tile and a half to project some 3 in. in front of roughcast or brickwork and laid on a flat tile.

Ridges plain red half round from the same yard, bedded in cement with wide joints, valley and hips to range with the others, and from same yard.

Cover the roofs with best black felt nailed on top of rafters.

Leave all roofs sound and watertight at completion.

PLASTERER.

Note.—There is a question of the finish to the plaster, which, though infinitely preferable, it is wise to consult your client about first. I refer to the finish given by using a wooden float with some sand in the setting coat instead of the hard smooth face; distemper looks better on the former, but if wall papers are ultimately to be used it is not satisfactory. I find, however, that the majority of people prefer distemper nowadays.

All laths to be lath and a half of best quality, free from sap and laid butt joint.

Large timbers and fir lintels to be strap-battened and counter-lathed before plastering.

Lime to be best chalk lime and to be run through a sieve at least a month before using, and mixed in the following proportions for the first two coats: 14 lb. of hair to 1 cubic yard of lime and 3 of sharp sand.

The setting coat to have a little sand mixed with the lime. Lath, plaster, float, and set all ceilings and soffits of rafters, also partitions.

Render float and set the walls of all rooms where not otherwise specified, including room in attic in two-coat work.

Cornices 6 in. girth to dining-room and parlour.

Provide a floated bed for all tile cheeks and hearths, etc., and set all tiles in Parian cement.

Angles.—Run all angles in Keene's on Portland cement backing, and outside cove under hips in Portland cement.

All soffits and reveals will be in plaster.

Twice distemper all walls and ceilings throughout.

Twice distemper the whole of the stock brickwork externally with distemper made as follows: 1 bushel of lime to 6 lb. of yellow ochre mixed with 1 lb. of Russian tallow and a little copperas.

Twice pitch and tar the plinth to line shown on drawings.

CARPENTER AND JOINER.

Timber of the best quality free from sap, shakes, large loose or dead knots, and other defects.

Oak to be sound English.

Provide all necessary centres and other requisites, beads, stops, linings, fillets, backings, grounds and bearers and everything necessary for the complete carrying out of the work.

As soon as the contract is signed all the timber and flooring boards are to be delivered and stacked on the site and exposed to the weather.

Roofs.—No rafters, joists, or quarterings to be more than 12 in. apart.

Roofs are to be framed and put together in the strongest manner possible, dovetailing and spiking the collars to the rafters and bird's-mouthing the rafters to the plates, and frame and truss the purlins on first floor wall.

Plates to first floor joists to be 2 in. by ⅜ in. wrought iron, tarred and sanded on external walls, and 3 in. by 1 in. deal on internal walls; 7 in. by 1½ in. ridges and hips and valleys; 4 in. by 2 in. rafters and collars; roof plates, 4½ in. by 3 in.

The eaves will be formed of small wrought fascia and the soffit boarding of grooved and tongued square-jointed boarding fixed to bearers.

Floors to be framed and put together in the strongest possible manner, and trimmers to be 1 in. thicker than adjoining timbers, and no woodwork to be within 9 in. of any flue.

Bearers to ground-floor joists to be 3 in. by 2 in. well tarred.

Herring-bone strutting to all joists when over 8 ft. bearing.

Fix asbestos slabs to motor-house screwed to joists to form ceiling.

Flooring.—All floors to have mitred borders around hearths, close scribed, thickly covered with sawdust while the work is in progress.

Ground floor and first floor 1 in., and in room in attics rebated boarding in batten widths with splated headings.

All flooring to be traversed after being laid and left free from all stains; the cleaning off not to be done until just before the house is handed over.

Wood-block floor in kitchen laid herring-bone in mastic.

Skirtings.—To all rooms 3 in. by ¾ in. plain square.

Stairs.—To have 1⅛ in. deal treads with rounded nosings ⅞ in. deal risers; 1¾ in. square wall strings to take up with skirtings, the outer strings to have small mouldings planted on 4 in. by 3½ in. oak-moulded handrail; 1 in. square deal-bar balusters; and 4 in. by 4 in. deal newels with small bead on angles and moulded-oak capping 1¼ in. thick.

Windows.—Where crossed on elevation to open and to have 4 in. by 3½ in. red deal frames set in 4⅛ in. reveals and grooved for plaster, with inside arris to frames and mullions, &c., softened off, and built in as the work proceeds with wrought-iron ties; the heads will be similar, and mullions out 3½ in. by 2½ in.; and oak sills, 6 in. by 3½ in., sunk, weathered and throated and splayed outside with returned ends, all rebated for iron casements or leaded lights to detail section.

For the iron casements allow the sum of 16s. each fixed complete.

Fill in larder window with close-meshed wire.

All joinery throughout to be left clean for staining.

Window Boards.—To be plain 1 in., rounded, grooved and tongued to sills.

Doors (see Detail).—Throughout first floor and ground floor up to and including door from hall to lobby to be three-panel, moulded on the solid; 1½ in. deal doors hung with 4 in. wrought-iron butts to 1½ in. rebated linings with 2½ in. by 1½ in. moulded architrave; locks and furniture to these doors 8s. per set. Elsewhere ordinary four panel square framed, hung to 1½ in. rebated linings and small 1½ in. by 1 in. architrave; locks and furniture 5s. per set.

All best internal doors will be 6 ft. 6 in. high in clear, 2 ft. 10 in. in width, with the exception of doors out of kitchen, etc., which will be 2 ft. 8 in. wide.

Tradesmen's entrance door to be 1¾ in. thick with solid flush panel below and open for glass above, with stout bars, hung to 4 in. by 3 in. rebated frame; 2 ft. 8 in. iron bolts and brass round furniture and rim lock, p.c. 8s. 6d.

Doors to back w.c., coals, to be 1⅜ in. ledged and braced, with 4 in. by 3 in. square and rebated frame, and ⅞ in. square-jointed tongued boarding, with Iron Norfolk latch and small 4 in. bolt to w.c. door.

The front door to be 1¾ in. thick oak, with panels moulded and raised, hung to 4 in. by 4 in. oak moulded rebated frame fitted with Yale lock and 2 ft. 8 in. brass bolts and letter-plate.

Beams over dining-room ingle nook to be in pine 10 in. by 8 in.

The double doors to motor-house to be framed and braced 2¼ in. thick, with upper part glazed and filled-in with square-jointed, grooved and tongued boarding, hung with Collinge's hinges and rim lock and bolts.

Picture mould.—Provide and fix plain square and rebated picture mould to dining-room, hall, parlour, four bedrooms, and first floor landing.

Fittings.—All shelving to be left clean, and to be out of 1 in. thick, with edge slightly rounded, fixed to neat deal uprights with cast-iron brackets.

Fit up enclosed dresser in kitchen with cupboard and doors made to slide at top and bottom.

Below draining-board and sink fit up a cupboard front with shelves inside, and fit up three rows of 9 in. shelving some 6 ft. or 7 ft. long as directed. In larder one row of 18 in. shelving and two rows of 11 in. ditto. In linen cupboard, fit up three rows of 1 in. by 1½ in. lattice shelves.

Provide for kitchen range and boiler, £6 10s; parlour stove and chimney place, £5 10s.; dining room, £4 10s.; 4 bedrooms, stove and chimney piece, £1 10s. each.

Provide in parlour and dining rooms deal cross-tongued seats on panelled enclosures, the seats to lift up.

Provide and fix deal plate-rack, fixed over draining board in scullery.

Elm Boarding.—Where shown, to small gables put 1 in. elm weather boarding in varying widths, with the bottom edge left rough and not straightened out, fixed to wood fixing blocks in the brickwork.

Leave the elm absolutely untouched.

IRONFOUNDER AND SMITH.

Provide and fix all ironmongery provided elsewhere.

Eaves Gutters.—To all eaves gutters throughout put 5 in. half-round cast iron gutters of stout metal, with external rebated joints put together with tow and red lead, fixed with strong wrought iron brackets screwed to fascia, cast-iron stopped ends and all angles and outlets to be same size as pipes under.

All rainwater pipes to be 3 in. round with plain eaves and kept clear of roughcast, to empty at foot with a cast-iron shoe over gulleys, and connected to eaves gutters with straight swan-neck bends.

Rainwater heads, 8s. 6d. each. Over all down pipes and outlets of gutters fix strong galvanized iron wire roses. Build in all door and window frames with wrought iron ties, one pair to each.

Where shown, fix R.S. joists on 3 in. stone templates.

PLUMBER.

Bells.—All bells to be electric, and to be executed in the best manner, with all needful wires in concealed tubes, with batteries, indicator, and apparatus complete, and the pipes to be left in complete working order.

Fit up proper indicator in polished hardwood case to indicate from 8 pushes as directed, including a loud-toned gong and backboard complete. Small 2 in. approved hardwood pushes throughout with brass ones to front and back entrance.

All lead to be the best milled, and to hold the weights as specified. Where roofs intersect or come against higher roofs put 5 lb. lead pad 15 in. squared. Against rakes of chimney stacks put 3 lb. lead soakers, one to each tile about 10 in. wide, to finish flush with bottom of tiles, and over same put 4 lb. lead cover flashing, stepped and wedged into joints; flash the bottom of the stacks and form valley with lead well taken up under tiles with 5 lb. lead.

All service and supply pipes to be of galvanized iron, and all wastes and overflows to be in "middling" lead and to meet the requirements of the water company and local authorities.

From the front fence lay a ¾ in. lead pipe in a trench not less than 2 ft. below the surface in any part, to be taken up at some point inside the scullery to cisterns in roof with bell valve and draw-off tap in scullery over sinks and put stop cocks in main where it enters the house. Provide and fix a 75 gallon iron open cistern in roof, ⅛ in. gauge thick with 1½ in. overflow taken through roof with loose deal cover. From the cistern lay 1 in. iron service pipe to bath with ¾ in. branches to w.c. cisterns, scullery sink, and ½ in. branch to lavatory basin in bath-room. Provide and fix a stop valve to service and ¾ in. high-pressure bib valve to sink and draw off 1½ in. lead waste from scullery sink to discharge into open channel, with lead traps and screw cap in same 2 in. lead trapped waste to bath, to be taken into 2 in. stout L.C.C. iron pipe with caulked joints and to discharge over open channel at foot. Lavatory waste will be taken into this, also ¾ in. lead overflow in cisterns in w.c.'s.

W.C.'s.—Provide the sum of £2 10s. for first floor w.c. complete with mahogany seat and cover and water-waste preventer, and £2 for servants' w.c. with deal seat and water-waste preventer complete.

Provide 1½ in. lead flushing pipes from cisterns to closet basins.

4 in. heavy metal cast-iron soil pipes of L.C.C. pattern from first floor w.c. taken down on the outside and connected to drains, connected to lead pipe from w.c., and provide all necessary brass ferrules for connection to w.c. basins, and to be carried up the full size as vent pipe with wire rose at top, joints to be caulked with lead.

In scullery provide and fix white glazed fireclay sink 3 ft. long and 6 in. deep with 2 in. brass plug and washer, and back nut and union, standing on deal framed bearers and 1½ in. hard wood grooved draining-board with fillet on front edge and small skirting around same at back and sides.

In bathrooms provide and fix enamelled white cast-iron rolled edge bath, to be selected, p.c. £5 10s., with hot and cold valves, waste and overflow.

Provide the sum of £2 for lavatory basin on plain cast-iron brackets complete.

Provide and fix in linen cupboard a 30-gallon ⅛ in. plate galvanized iron hot-water tank, with manhole cover and connections to the supply and expansion pipes; connect the boiler in kitchen and hot-water tank with 1¼ in. galvanized iron steam barrel flow and return pipes, and lay on from cistern in roof 1 in. cold service pipe with stopcock; take 1 in. branch supply to bath and ¾ in. to sinks and lavatory basin, 1 in. expansion pipe from the top of cylinder taken up above the level of cold-water cistern and turn over it with a bend. Provide proper dead-weight safety-valve in kitchen.

In kitchen by range allow for providing T-pieces in flow and return pipes, so that a gas circulator may be fixed to them.

Where the pipes are likely to be exposed to the effects of frost, as in the roof and maids' w.c., they are to be wrapped in thick paraffin oiled brown paper and two thicknesses of thick hair felt bound round with copper wire, and to cisterns provide insulated easing of two thicknesses of matchboarding 2 in. apart and filled with sawdust.

The contractor is to ascertain before ordering any of the above fittings whether they will meet the requirements of the water company, and is to make any changes that may be necessary.

GLAZIER AND PAINTER.

Glass to be the best of its respective kinds, to be picked clear of flaws and specks and to be 21 oz. Leaded lights, p.c. 1s. 1d. per foot super, fixed.

Leave all glass clean and perfect.

All colours to be of the best description and all ironwork to be thoroughly cleaned from rust before being painted, and all painting and distempering to be of approved tints.

Shelving to be left plain.

All external work, except oak, which will be left untouched, is to be carefully knotted, stopped and primed, and well rubbed down between each coat, and to be painted, four oils finished to approved tints; paint all pipes, hot and cold, four oils, all ironwork ditto.

Internally the whole of the woodwork will be stained with two coats of "Solignum."

Scrub all floors, clean all windows, and leave all clean and perfect at completion.

Drains.—All drains to be glazed stoneware, socketed, best quality, jointed in cement, laid on a bed of concrete to an even fall of not less than 3 in. in 10 ft., or to follow the slope of the ground if greater than this.

Well ram the earth around the drain after filling in, and wipe out all projections of cement on the inside as the work proceeds.

Bed all gulleys and traps in cement, and the whole of the drains to be tested with water in the presence of the architect or his representative, and also the estate architect before being filled in, and at completion the whole of the sanitary work to be tested with a smoke-testing machine.

Provide all necessary bends and junctions and excavate for and build manholes where shown of 9 in. brickwork in mortar on 6 in. of cement concrete foundations, well benched up and cemented in the inside and with brown glazed half-channel pipes. Provide and fix iron air-tight covers.

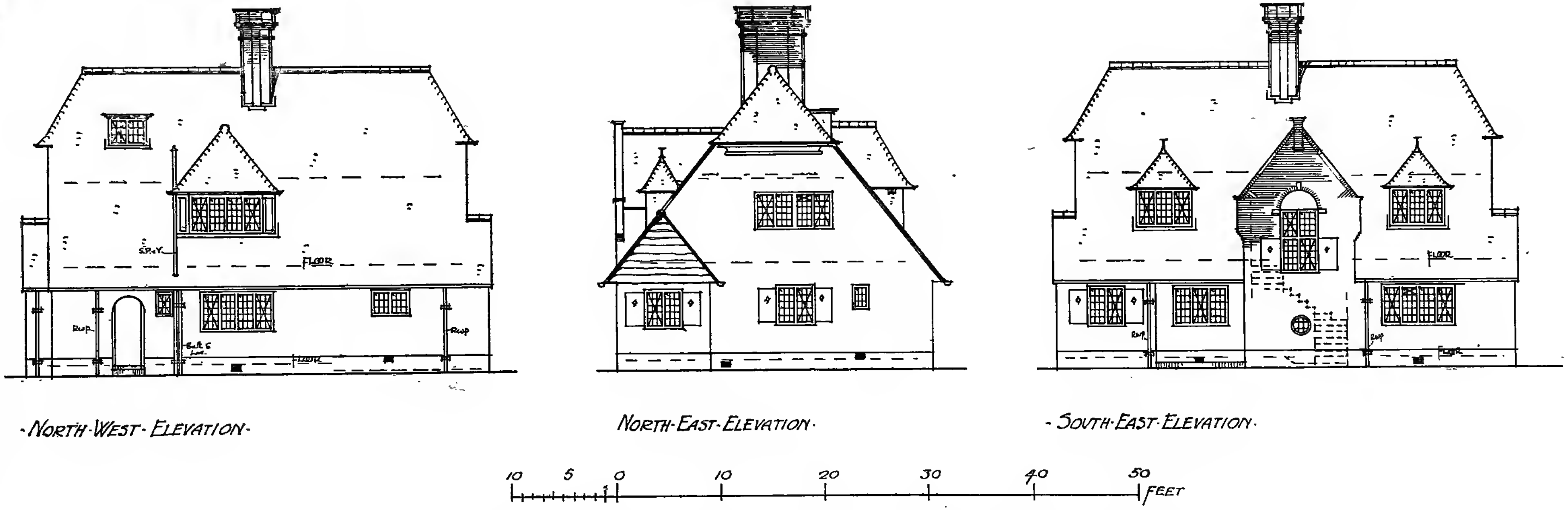
Between the last manhole sewer fix an intercepting trap with cleaning arm to same, and provide a fresh air inlet with mica flap grating.

To all rainwater pipes put ——— No. 13 gulleys, and to feet of sink, bath and lavatory wastes, as open glazed channel to run into a gulley, with a cast iron grating over and paving brick curve all round.

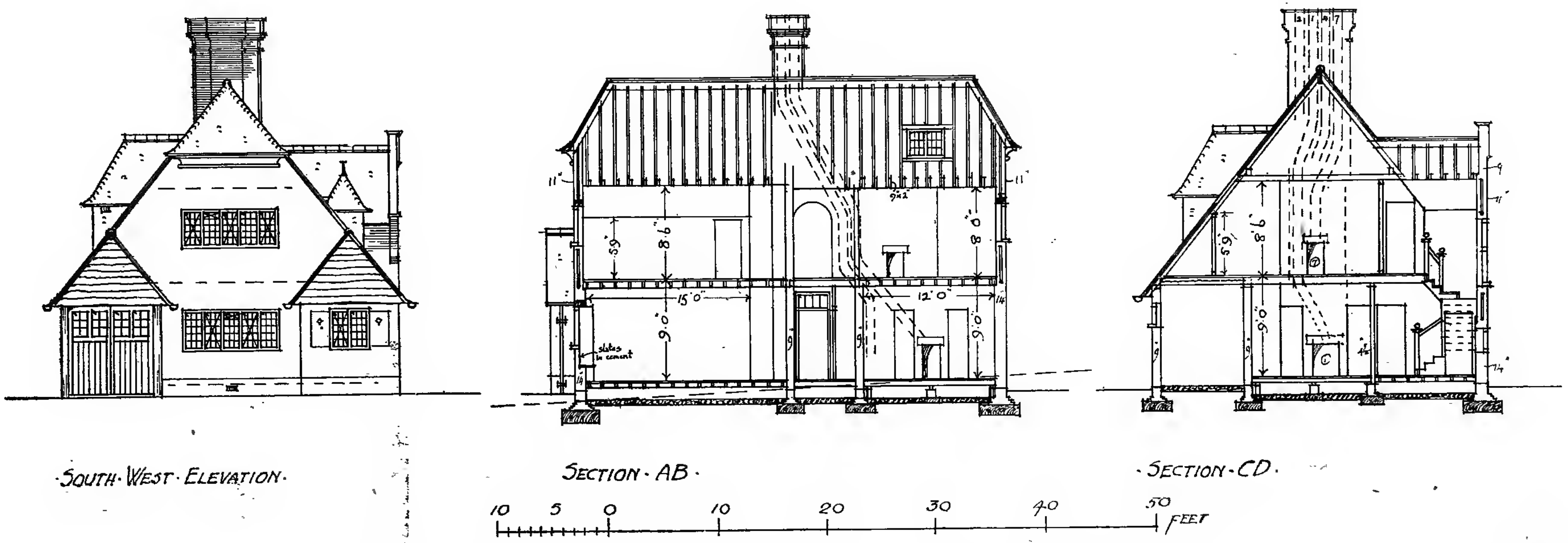
Gas.—¾ in. main, ⅜ in. branches, meter in cupboard under stairs, to be laid on with strong wrought iron pipes with screwed joints and all necessary T-pieces, &c. The pipes to be well bedded in the plaster.

Carry gas points to fireplace in parlour, dining-room, and all bedrooms, and gas cooker in kitchen, and to lighting points in as many rooms as required.

Electric Light.—Allow for wiring to . . . . points, all in concealed metal tubes and to pass the local supply company.



HOUSE AT THE HAMPSTEAD GARDEN SUBURB. T. MILLWOOD WILSON, ARCHITECT.



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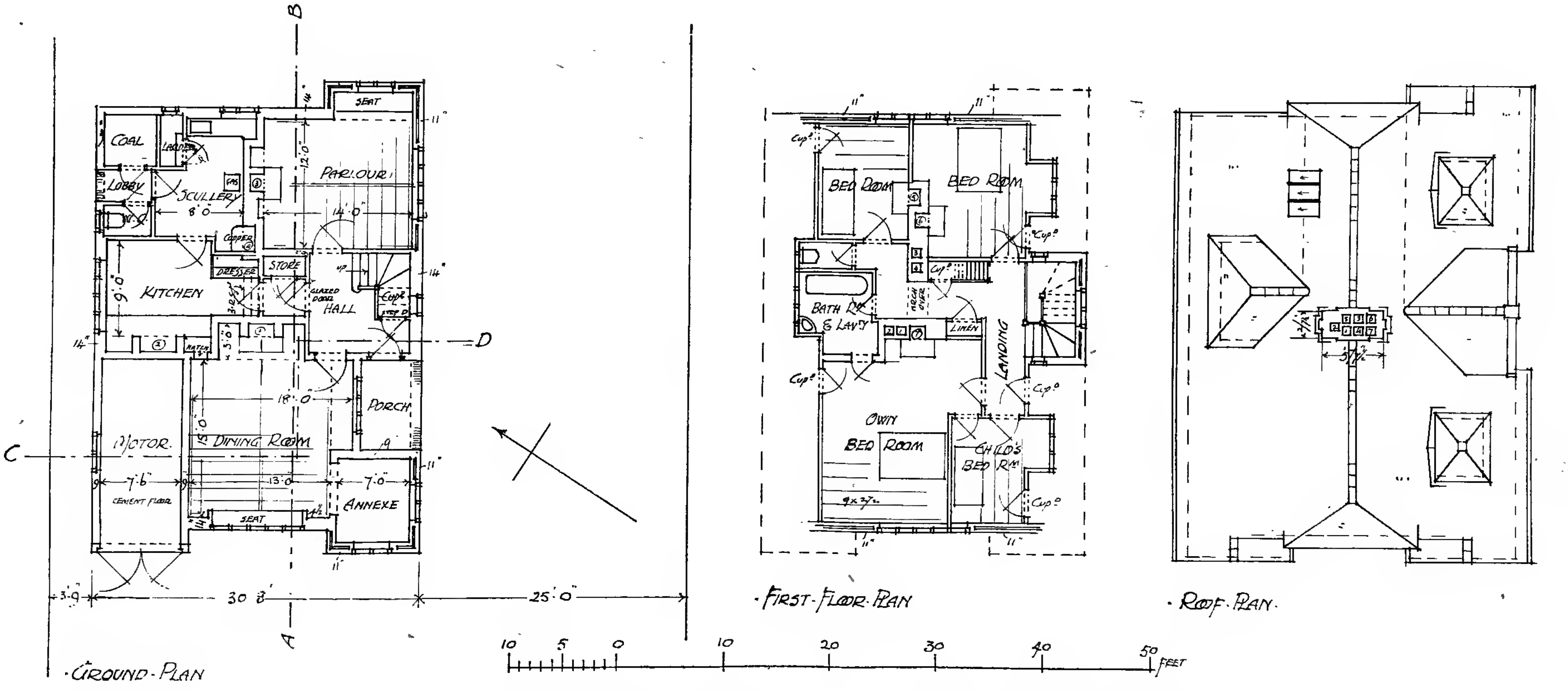

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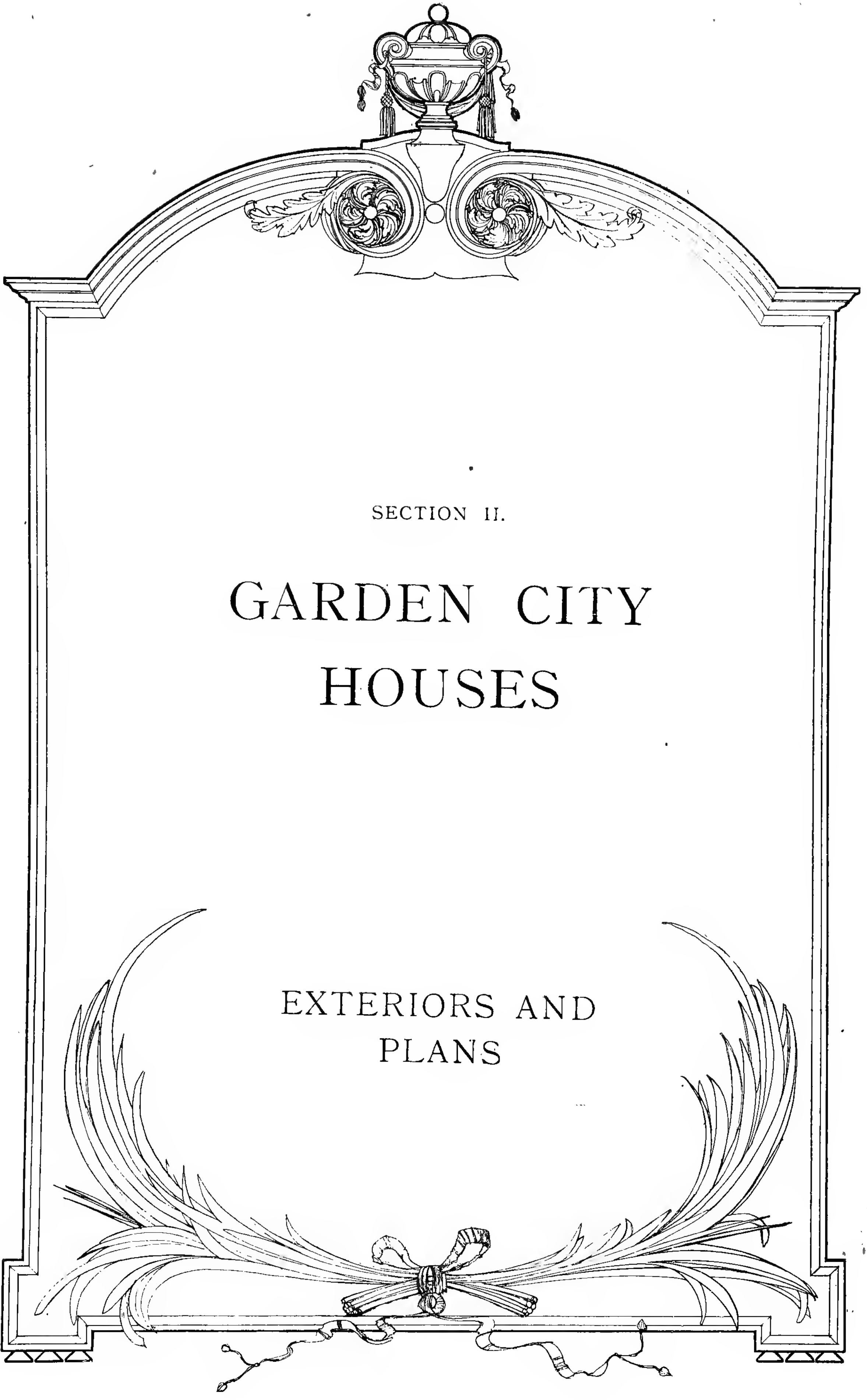
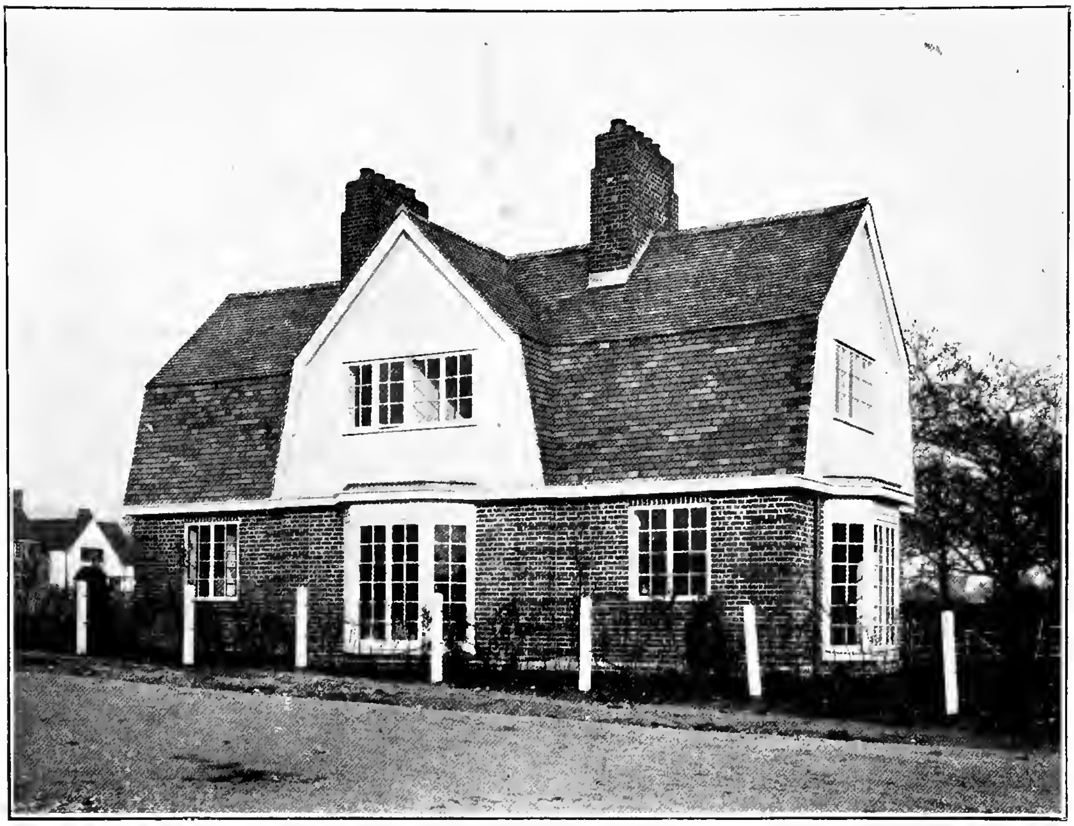


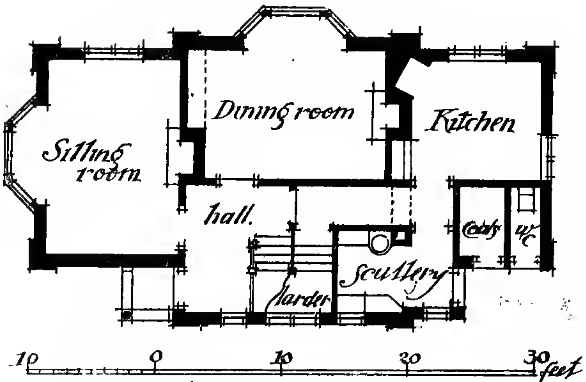
SECTION II.

GARDEN CITY HOUSES

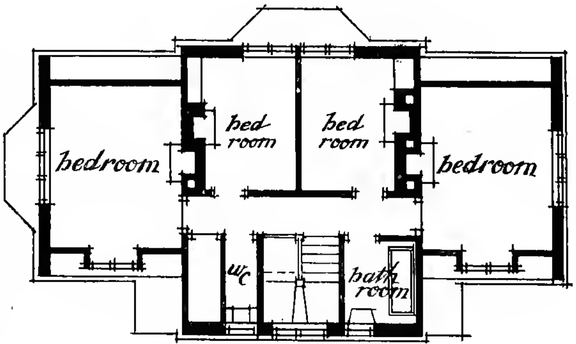
EXTERIORS AND PLANS



House in Parkway Gidea Park



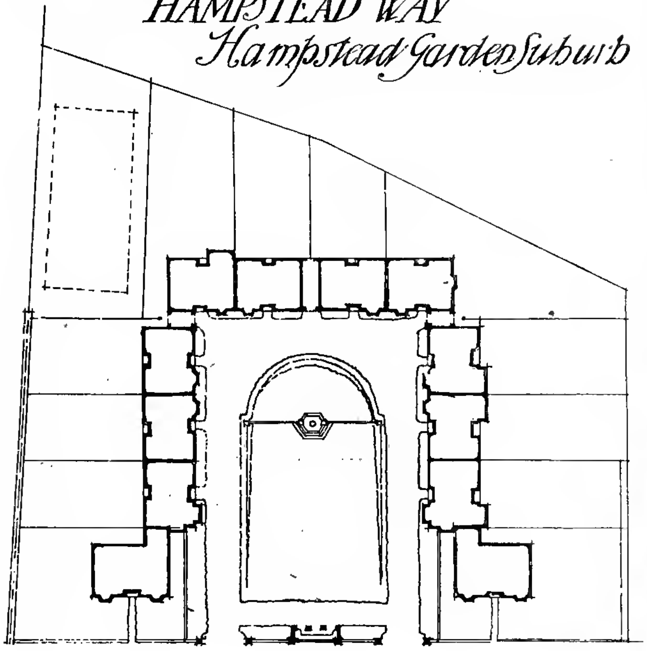
Ground Floor Plan



First Floor Plan

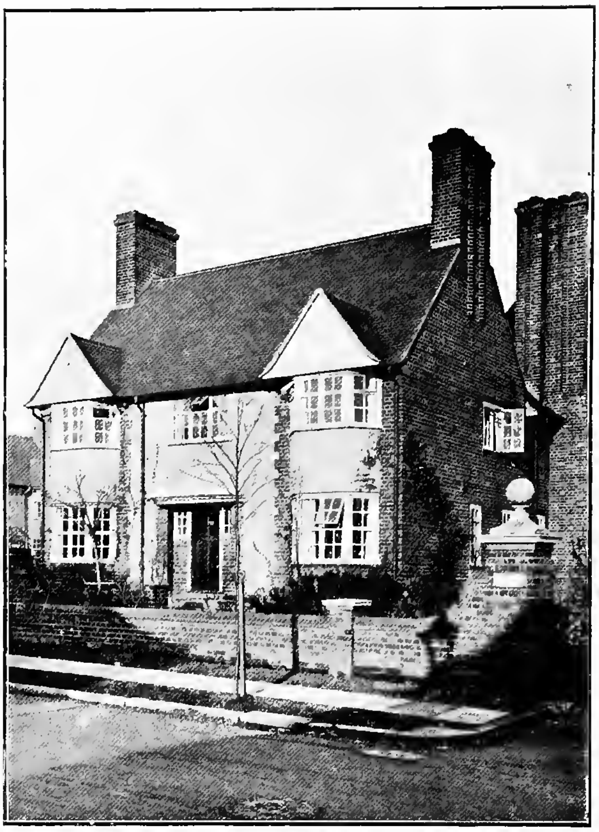
Reginald T. Longden Archt.

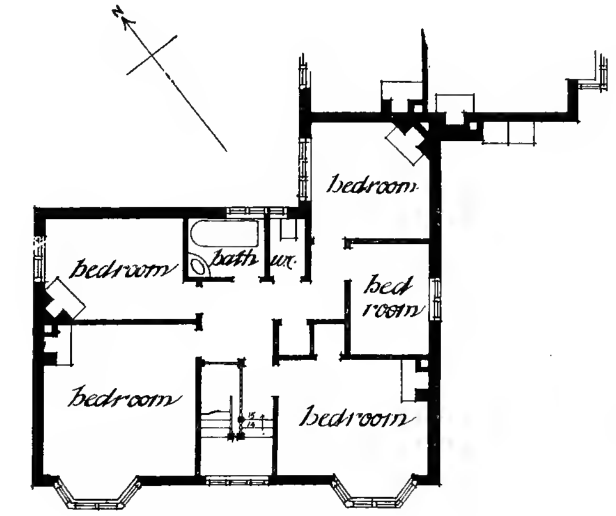
Square of twelve houses
HAMPSTEAD WAY
Hampstead Garden Suburb



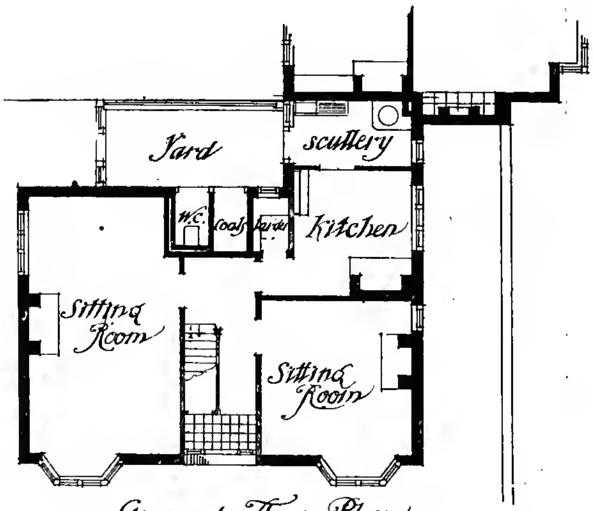
SITE PLAN

Geoffry Lucas
Archt

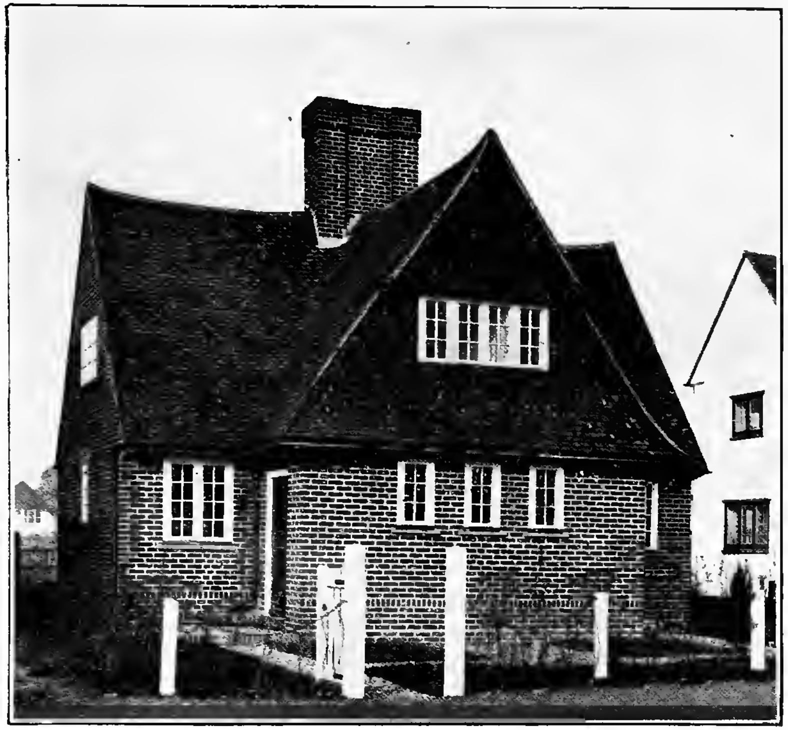




First Floor Plan

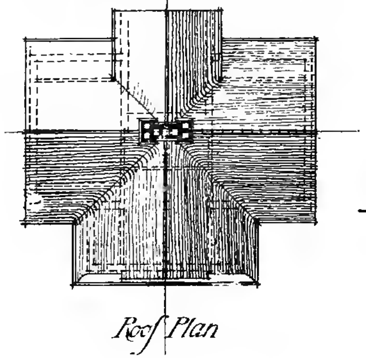


Ground Floor Plan

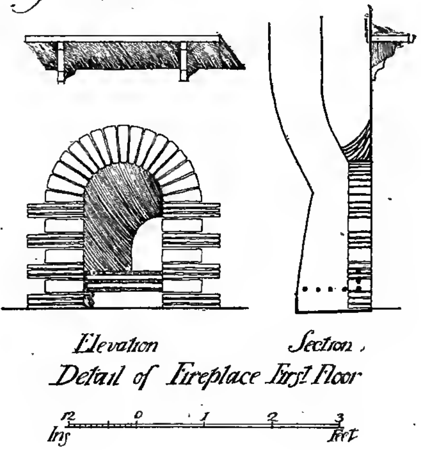


Cottage in Meadway Gidea Park

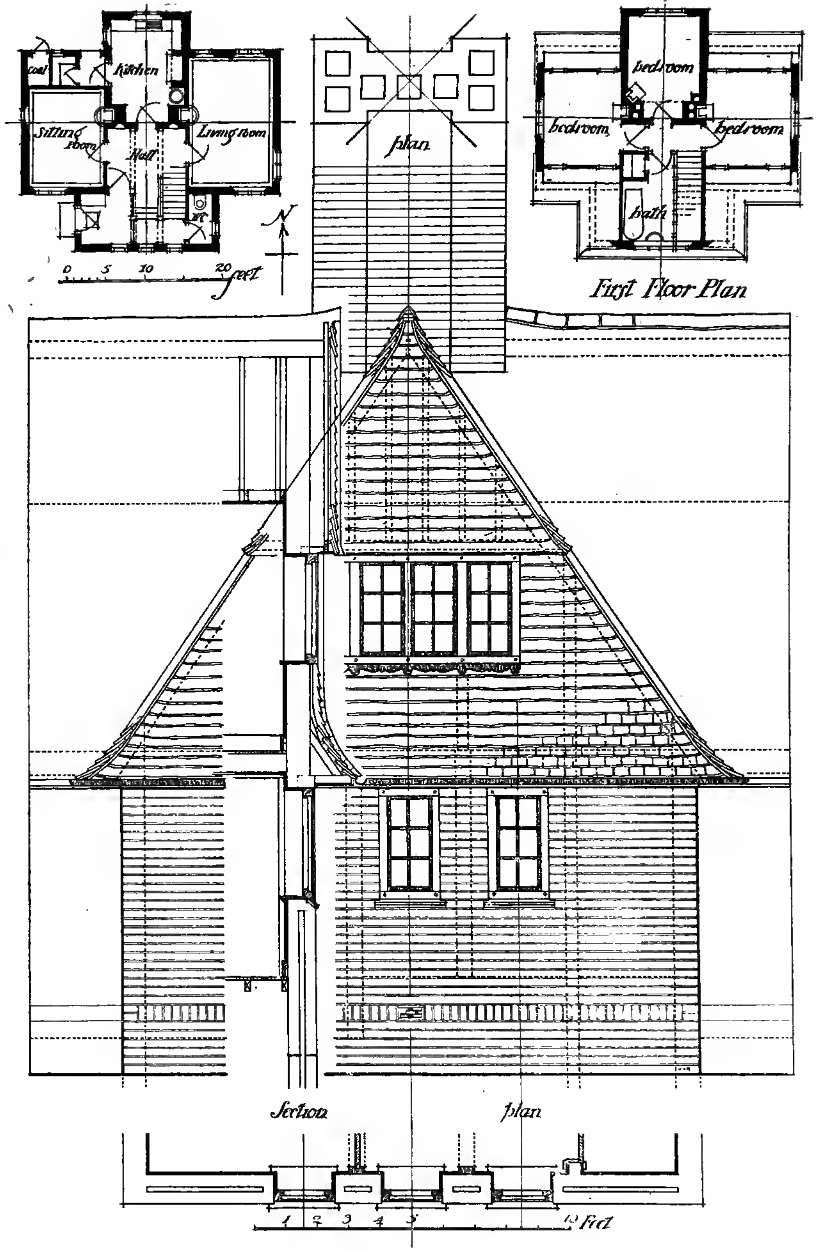
Van't Hoff & Maxwell
Archts.



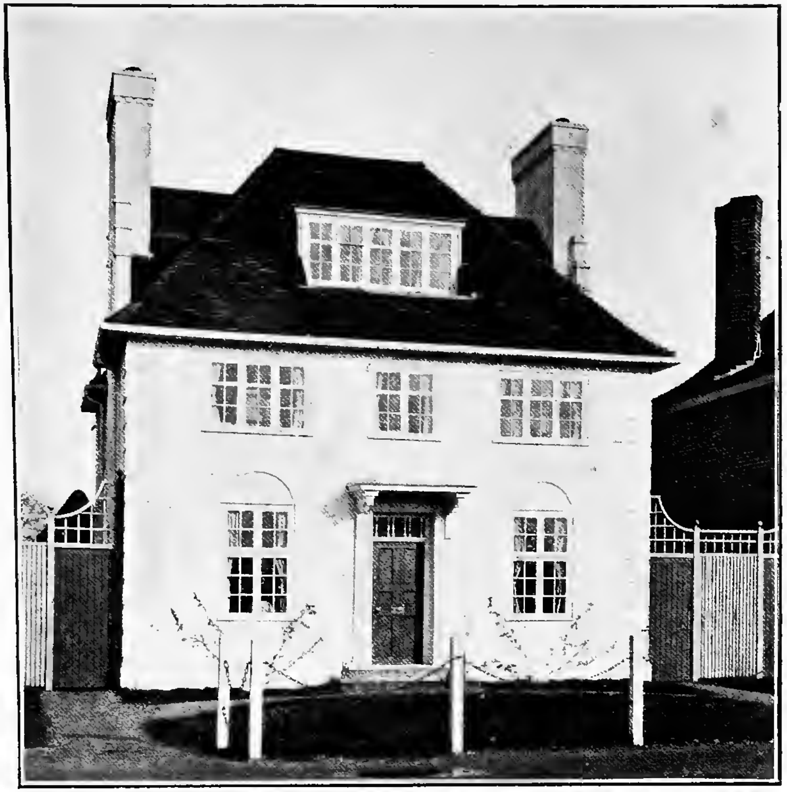
Roof Plan

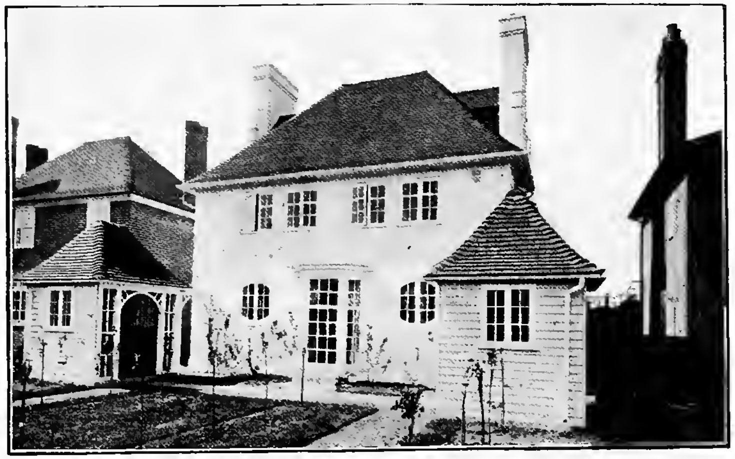


Detail of Fireplace First Floor

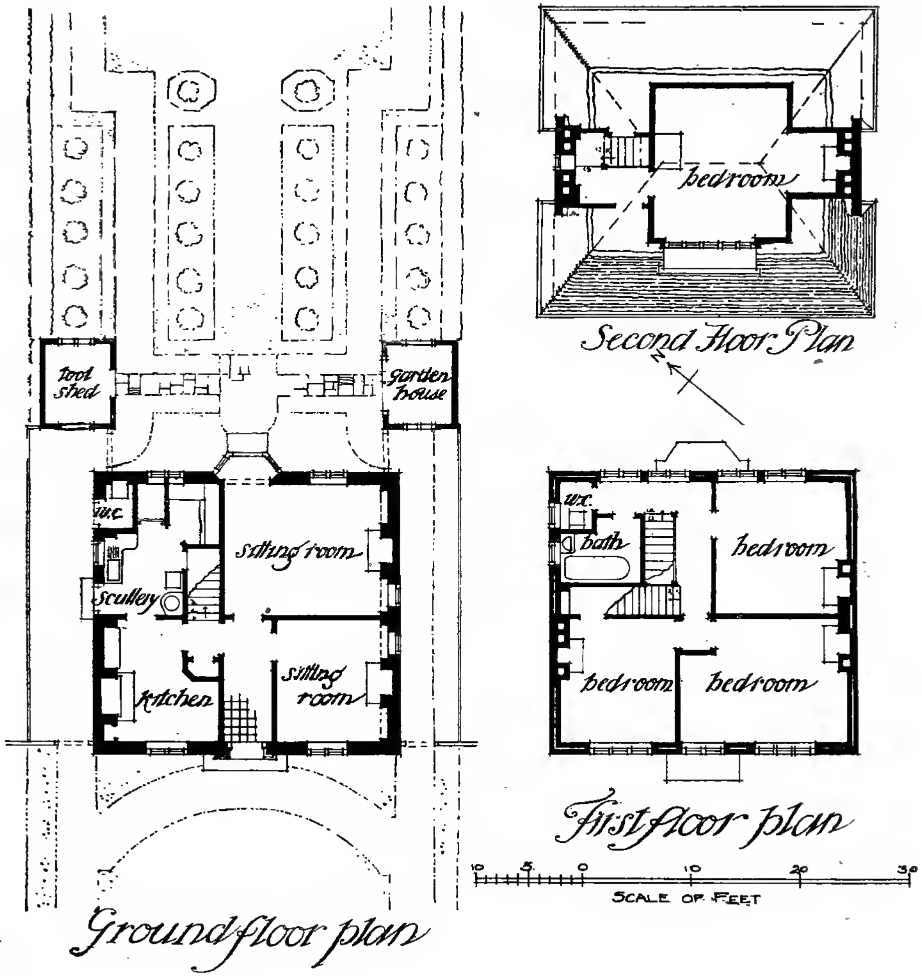


First Floor Plan



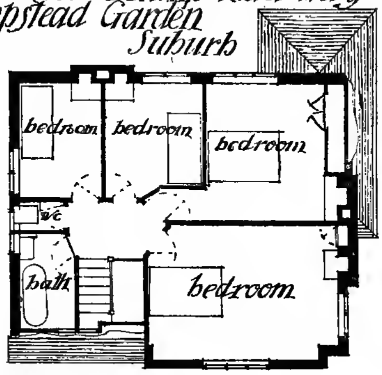


HOUSE IN PARKWAY GIDEA PARK

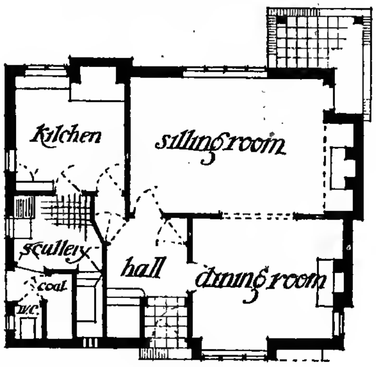


Geoffry Lucas Archt

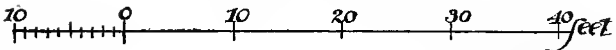
House in Hill Close Hampstead Way Hampstead Garden Suburb



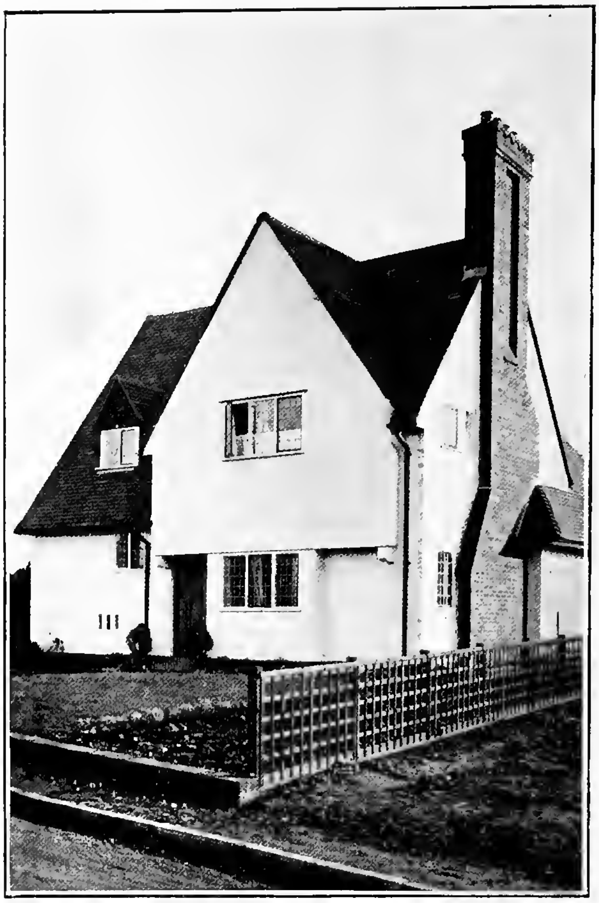
First Floor Plan

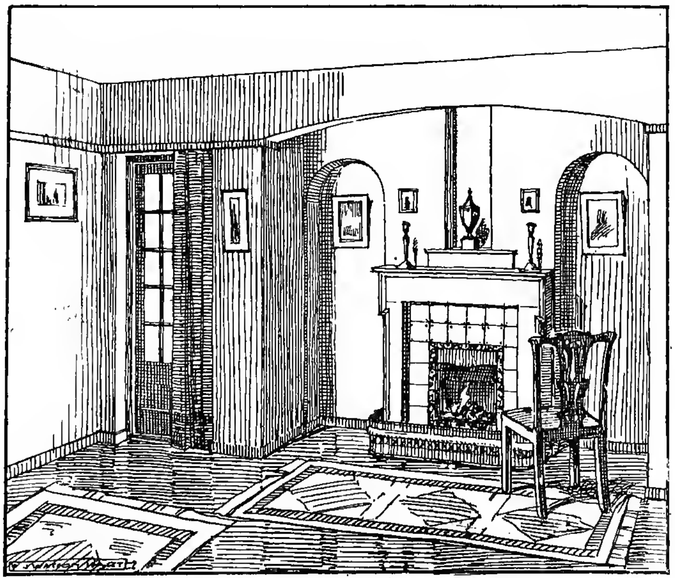


Ground Floor Plan

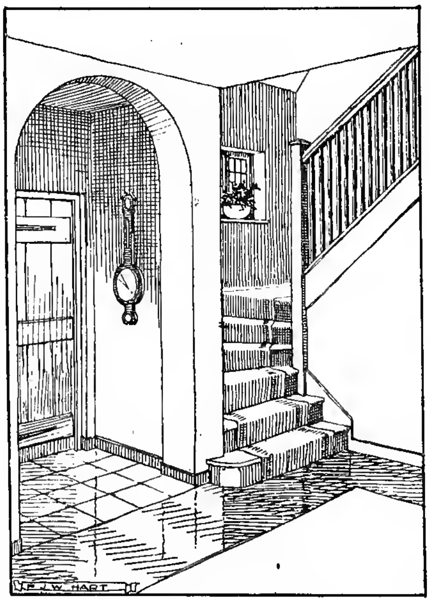


F. J. Watson Hart
Archt.

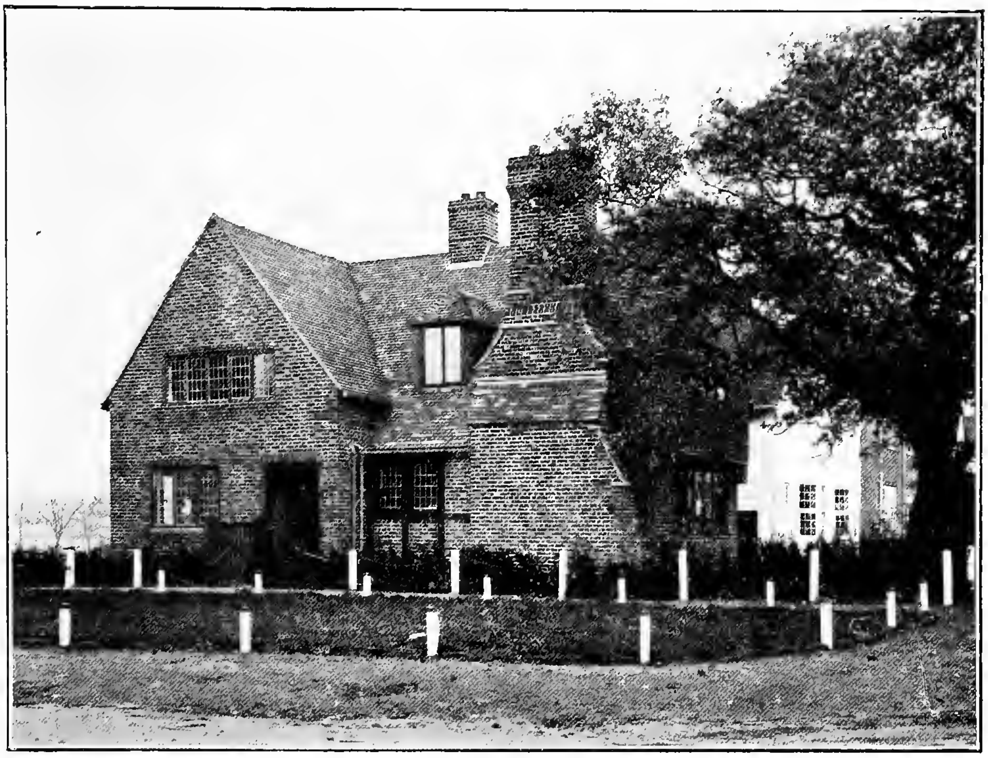




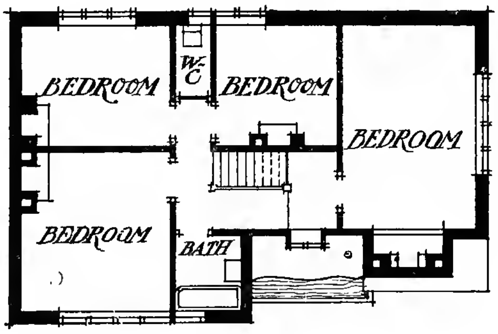
Fireplace in Sitting room



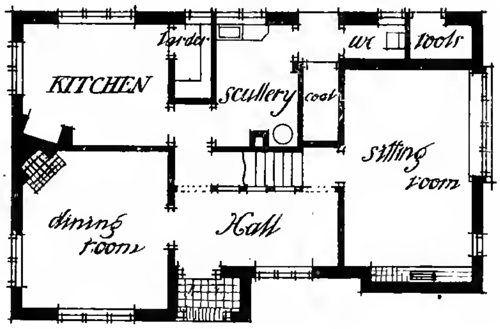
Hall & Staircase



HOUSE IN REED POND WALK GIDEA-PARK

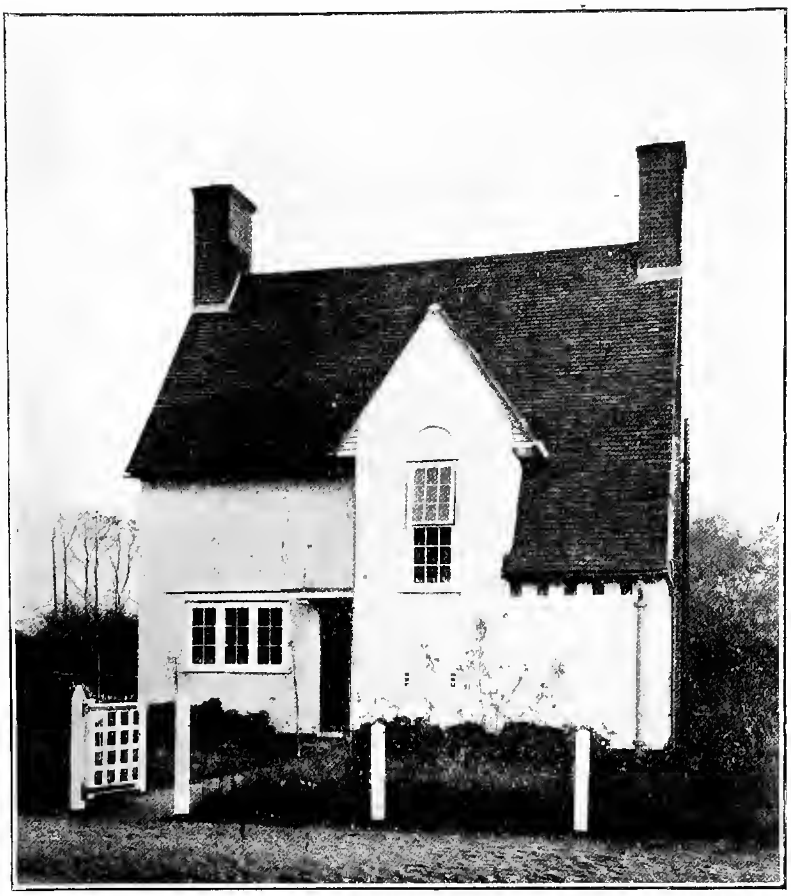


FIRST-FLOOR PLAN



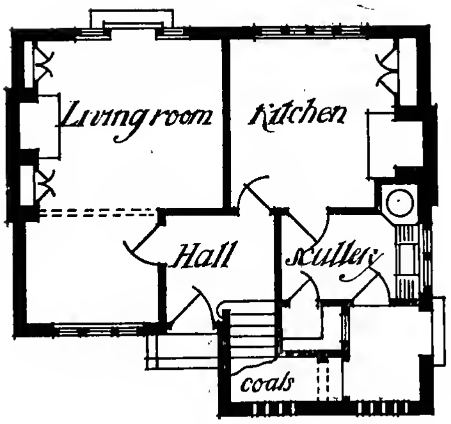
GROUNDFLOOR PLAN

Reginald T. Longden
Archt

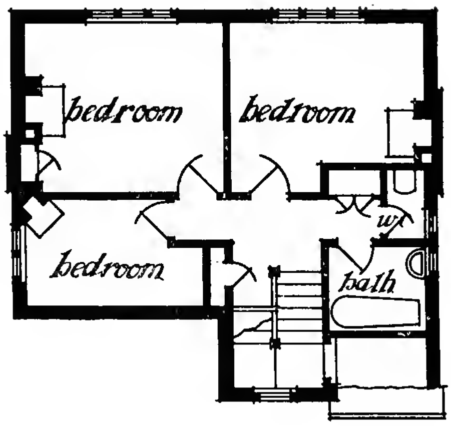


House in Meadway Gidea Park

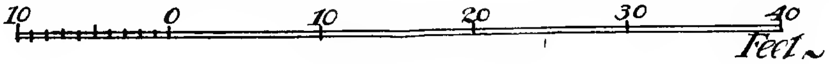
C.M. Crickmer
Archt

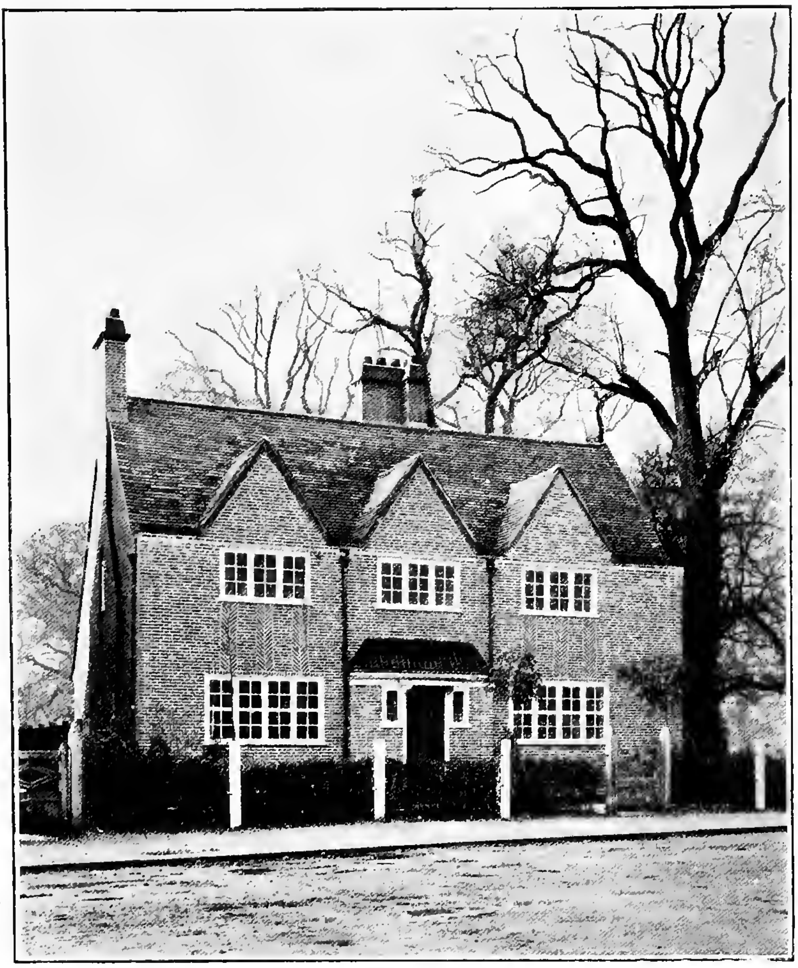


Ground Floor Plan

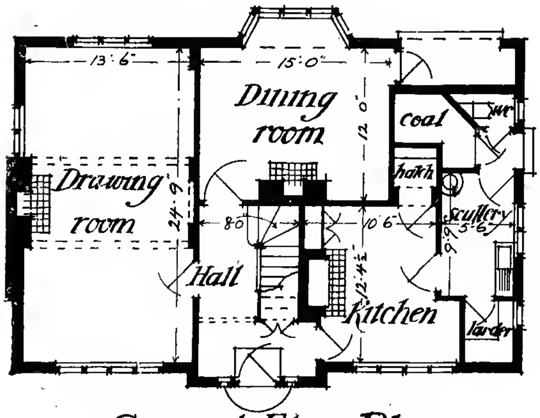


First Floor Plan

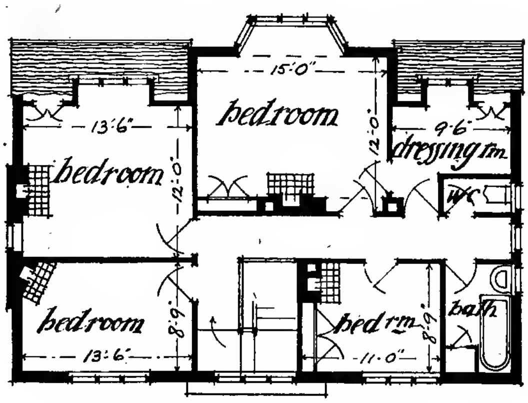




House in Heath Drive Gidea Park

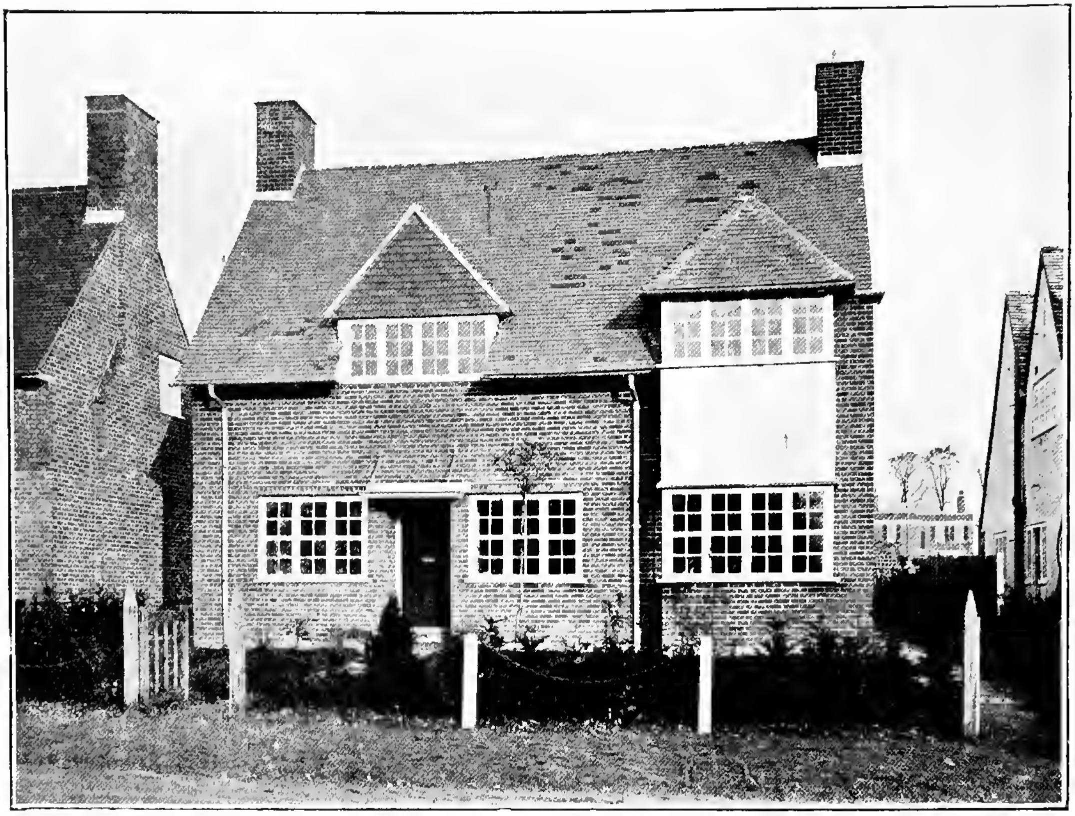


Ground Floor Plan

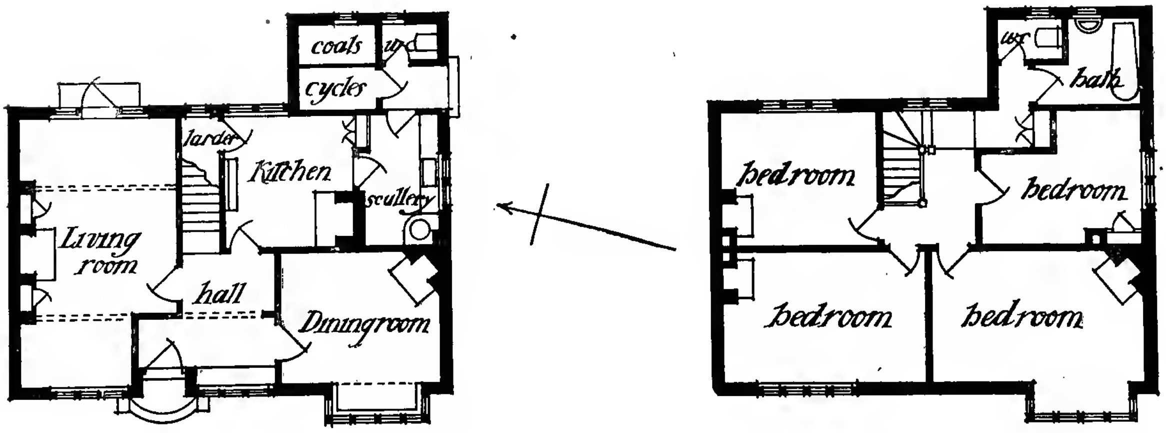


First Floor Plan

Michael Bunney
Clifford Makins Archts



House in Reed Pond Walk
Gidea Park

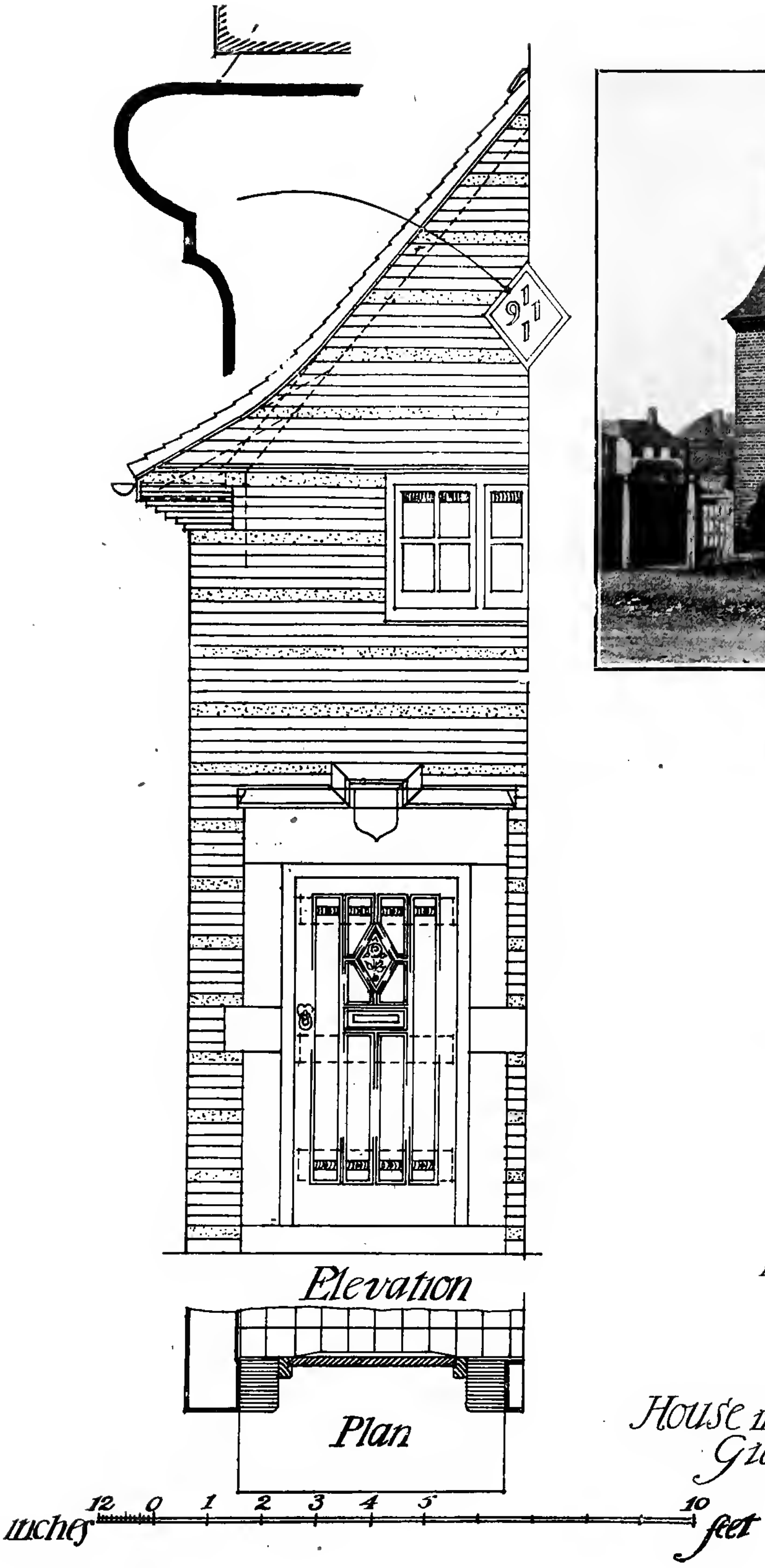


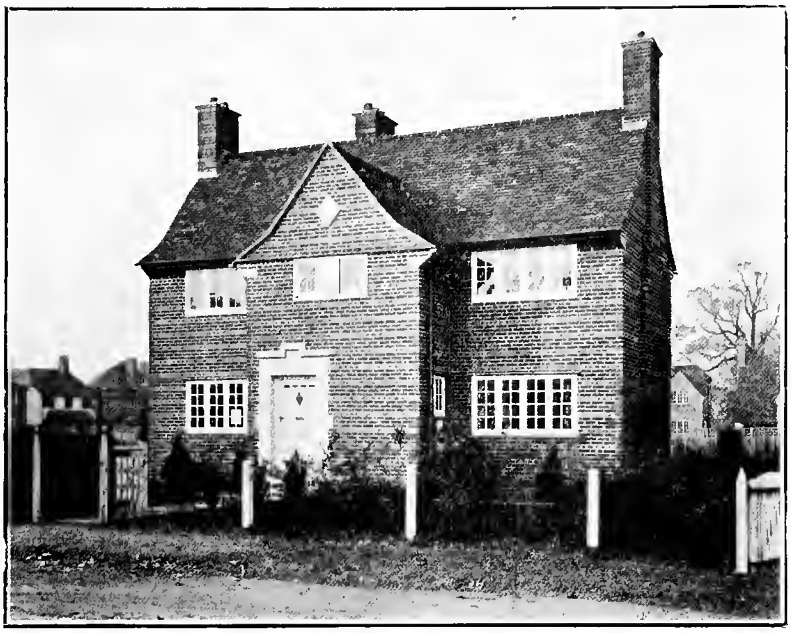
Ground Floor Plan

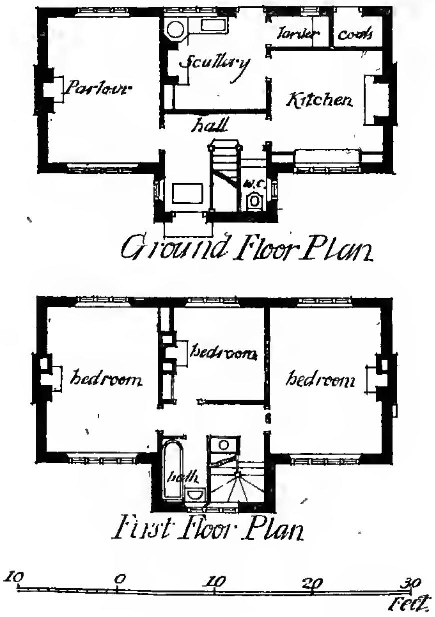
First Floor Plan

C.M. Crickmer Archt

10 0 10 20 30 feet

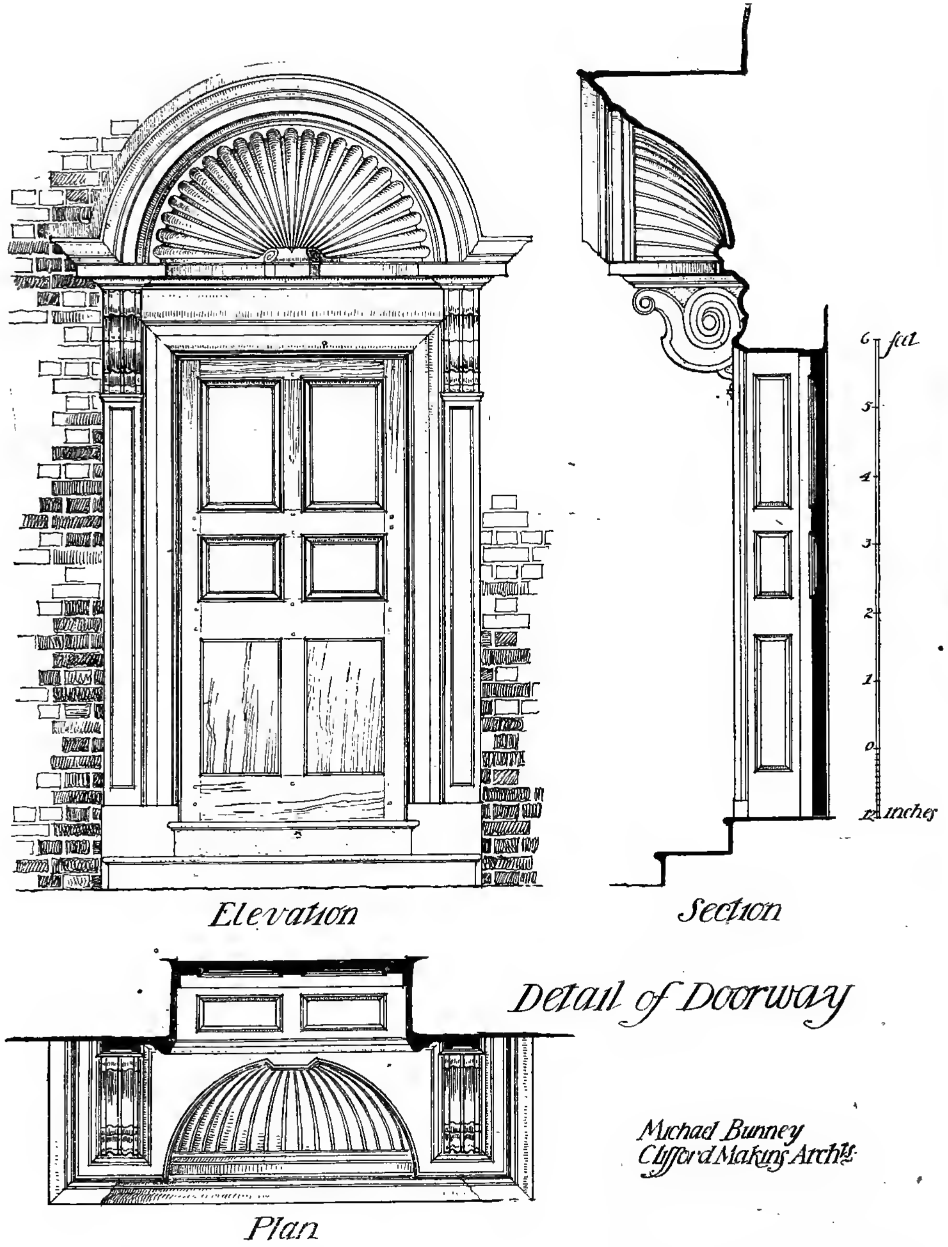






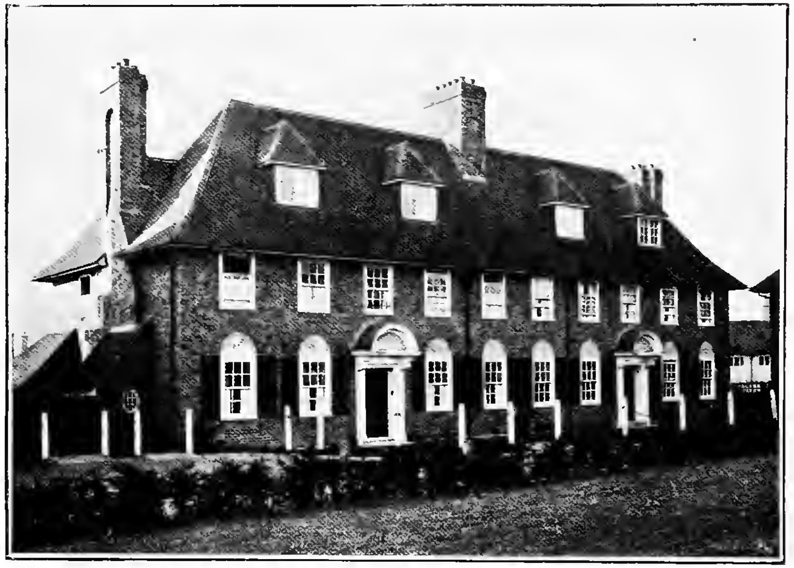
House in Meadway
Gidea Park

Percy Houston
Archt.

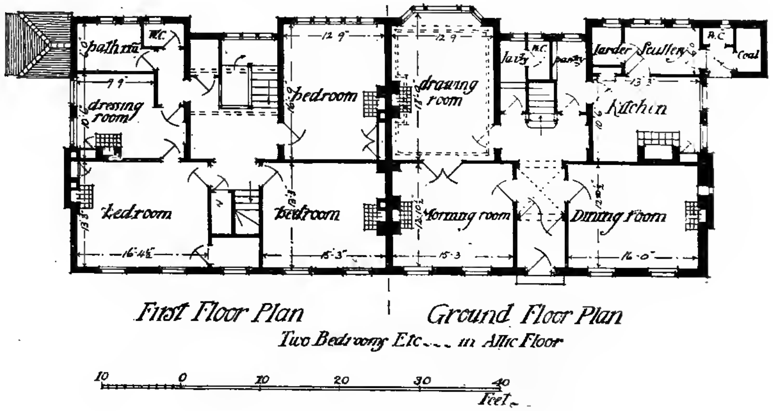


Detail of Doorway

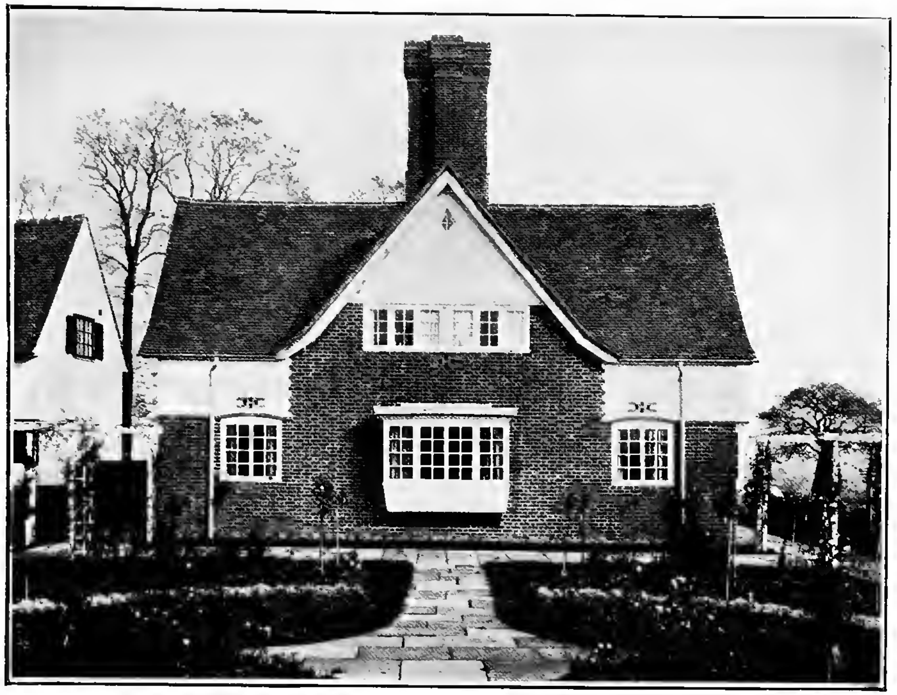
Michael Bunney
Clifford Makins Archts.



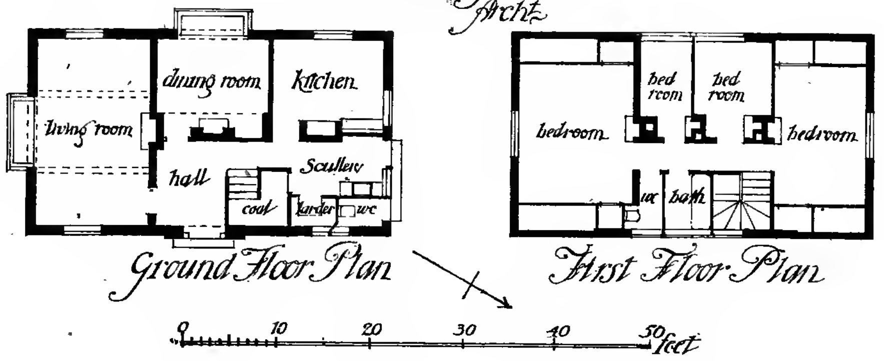
Houses in Linnell Close
Hampstead Garden Suburb



First Floor Plan | Ground Floor Plan
Two Bedrooms Etc. in Attic Floor

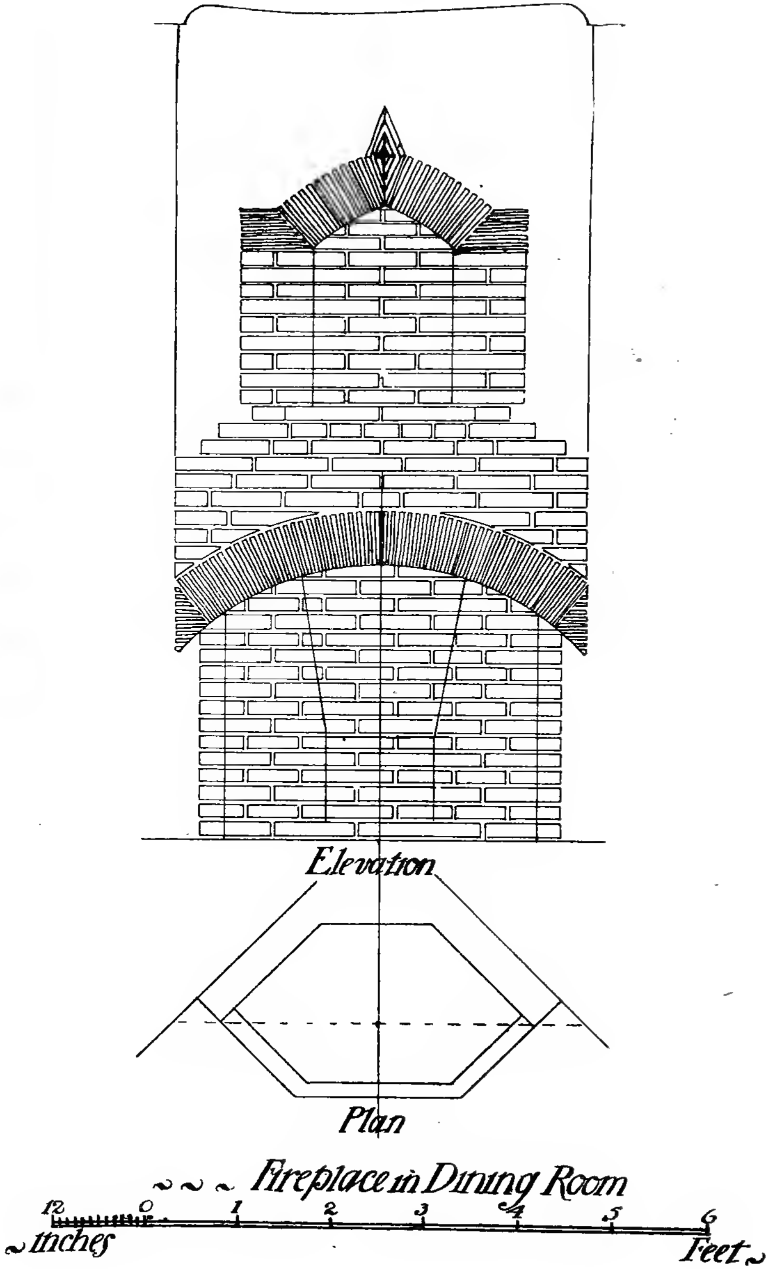


HOUSE IN HEATH DRIVE
GIDEA PARK
W. Curtis Green
Archt

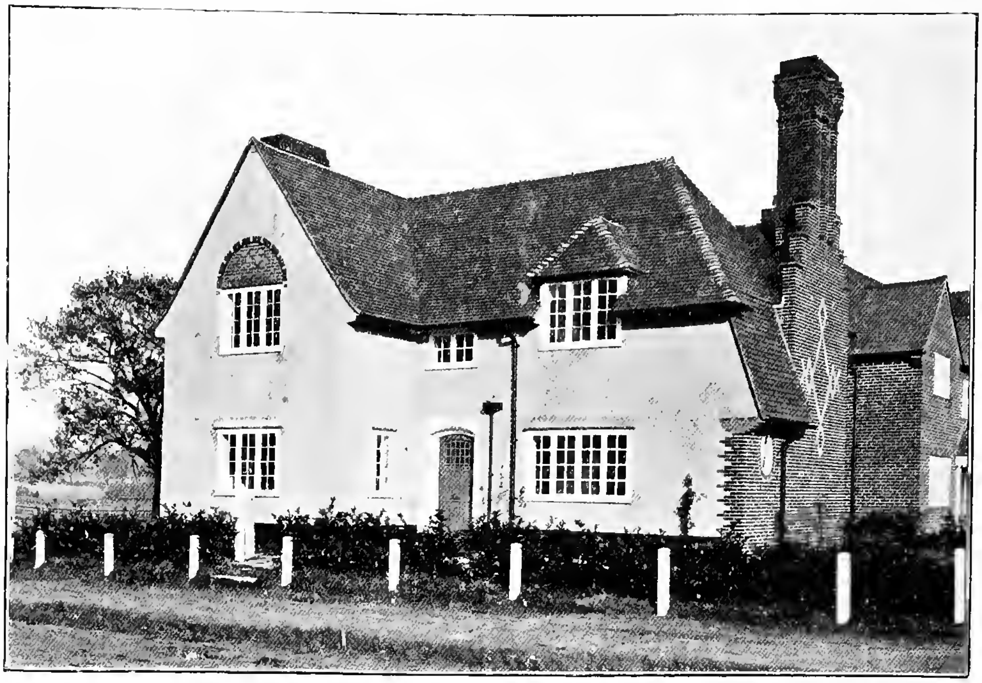


Ground Floor Plan

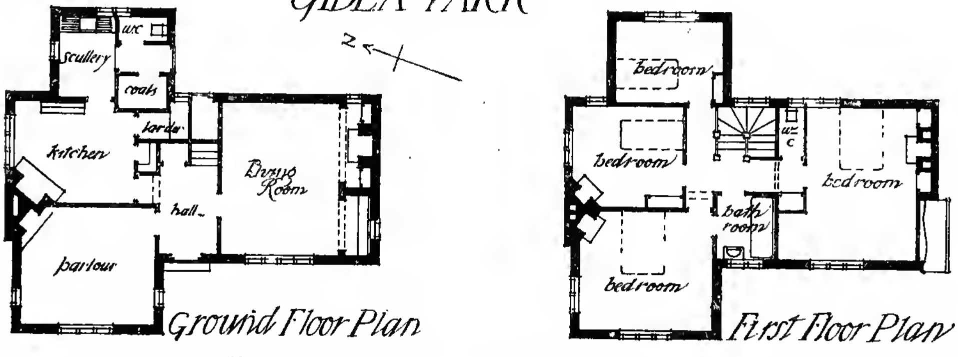
First Floor Plan



Fireplace in Dining Room



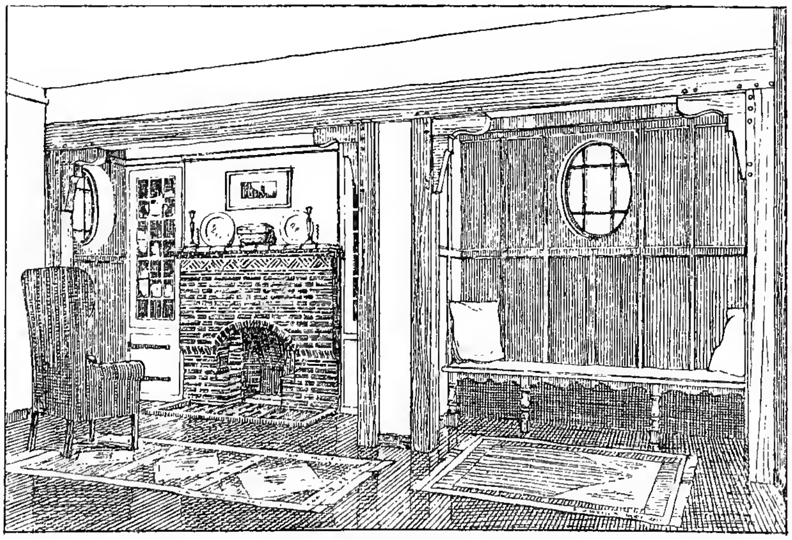
HOUSE IN REED POND WALK
GIDEA PARK



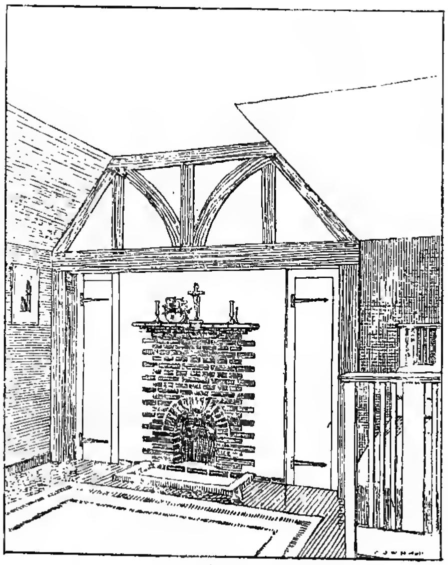
Ground Floor Plan

First Floor Plan

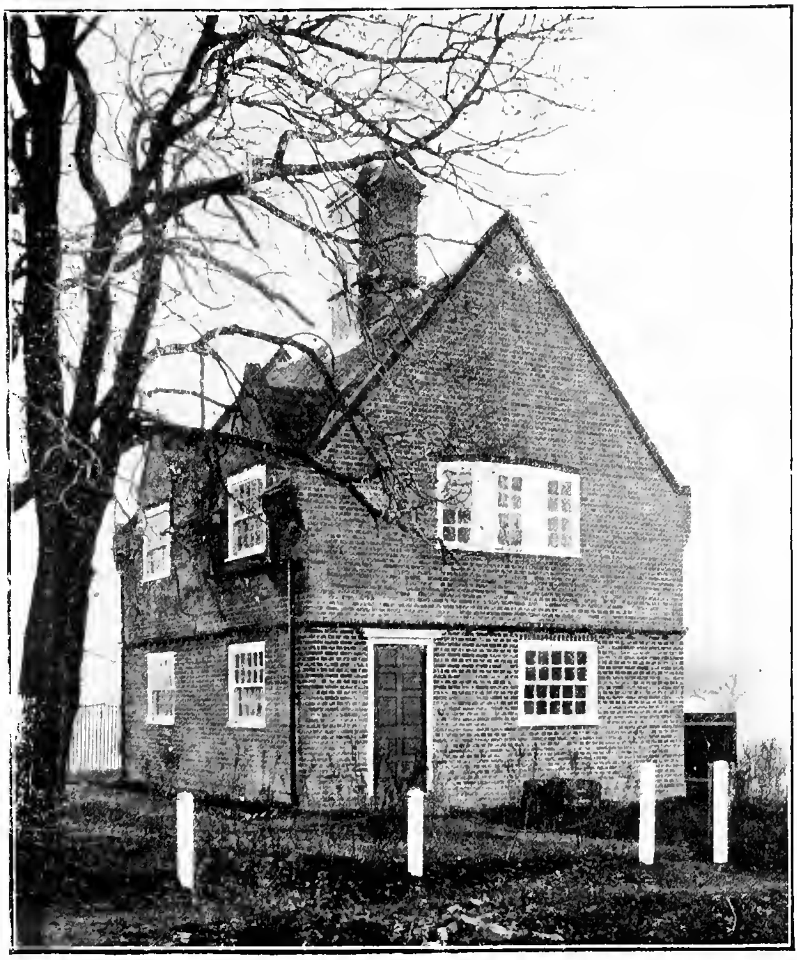
Herbert A Welch
Archt



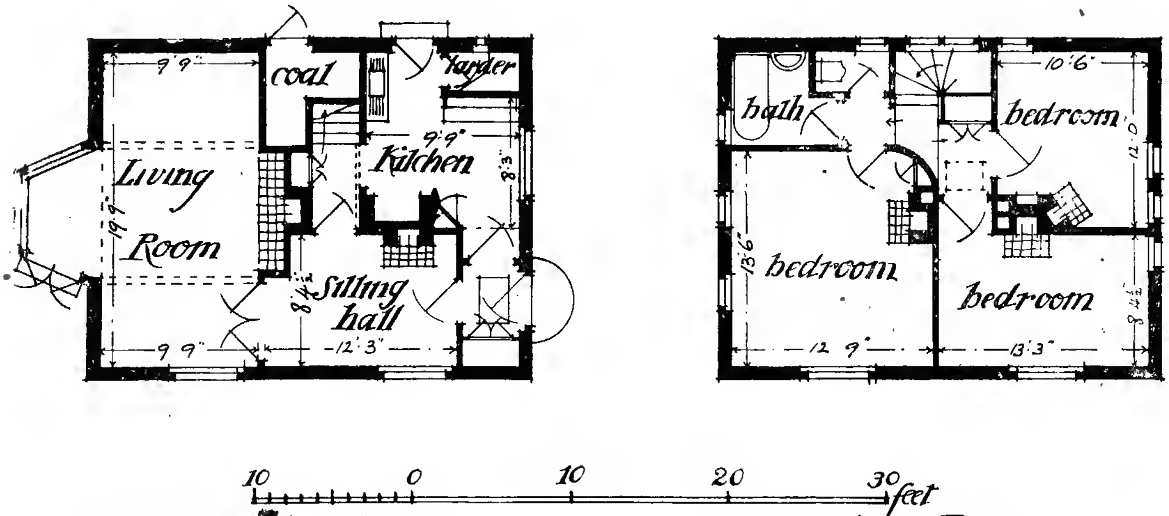
Interior of Living Room



Bedroom Fire-place



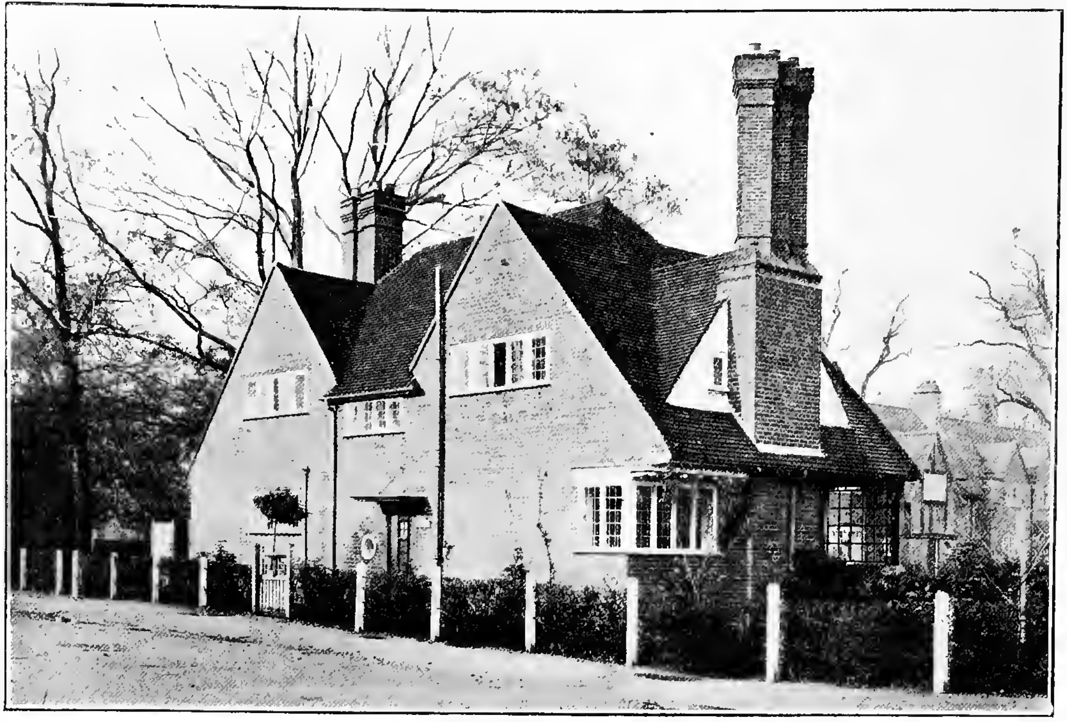
House in Parkway Gidea Park



Ground Floor Plan

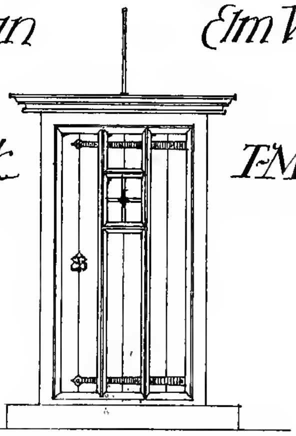
First Floor Plan

Michael Bunney
Clifford Makins Archts

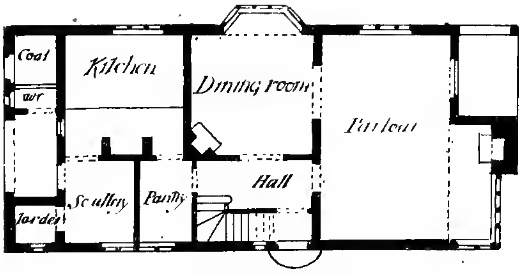


House in Elm Walk
Gidea Park

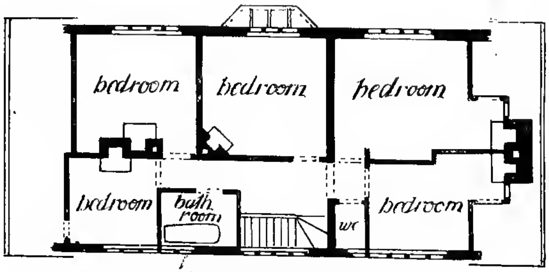
T. M. Wilson Archt.



Detail of Front-door

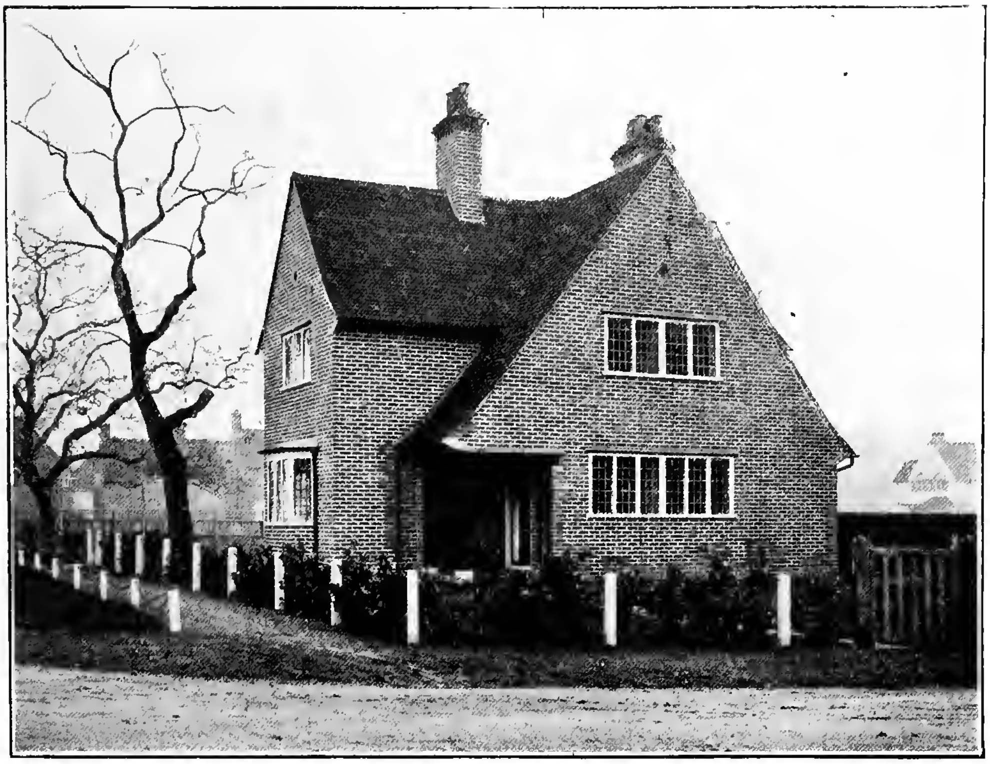


Ground Floor Plan

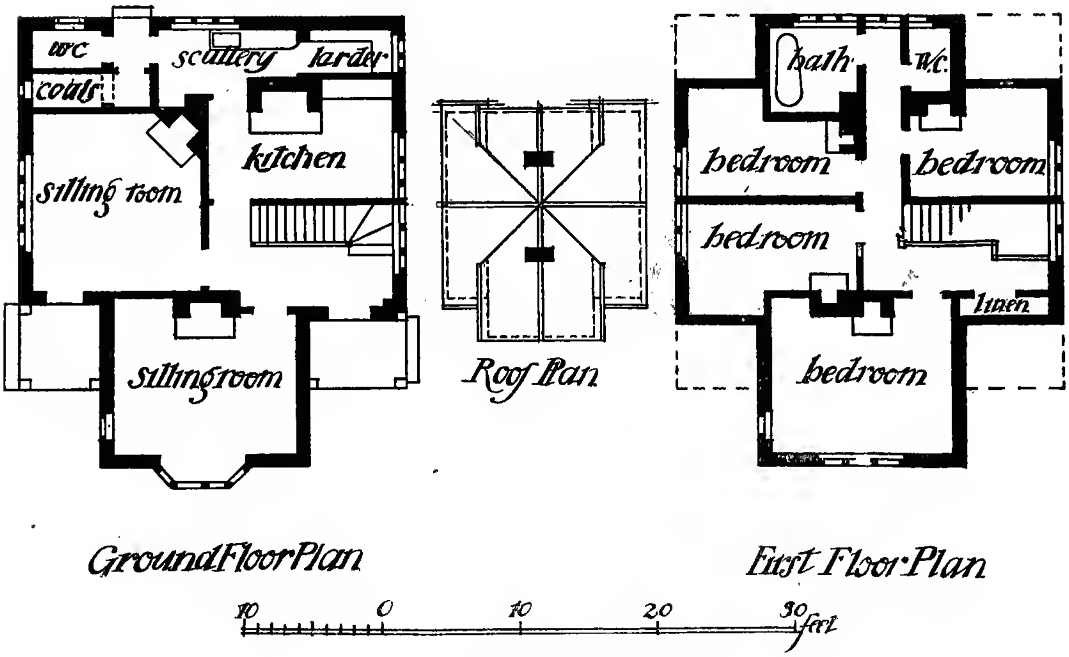


First Floor Plan

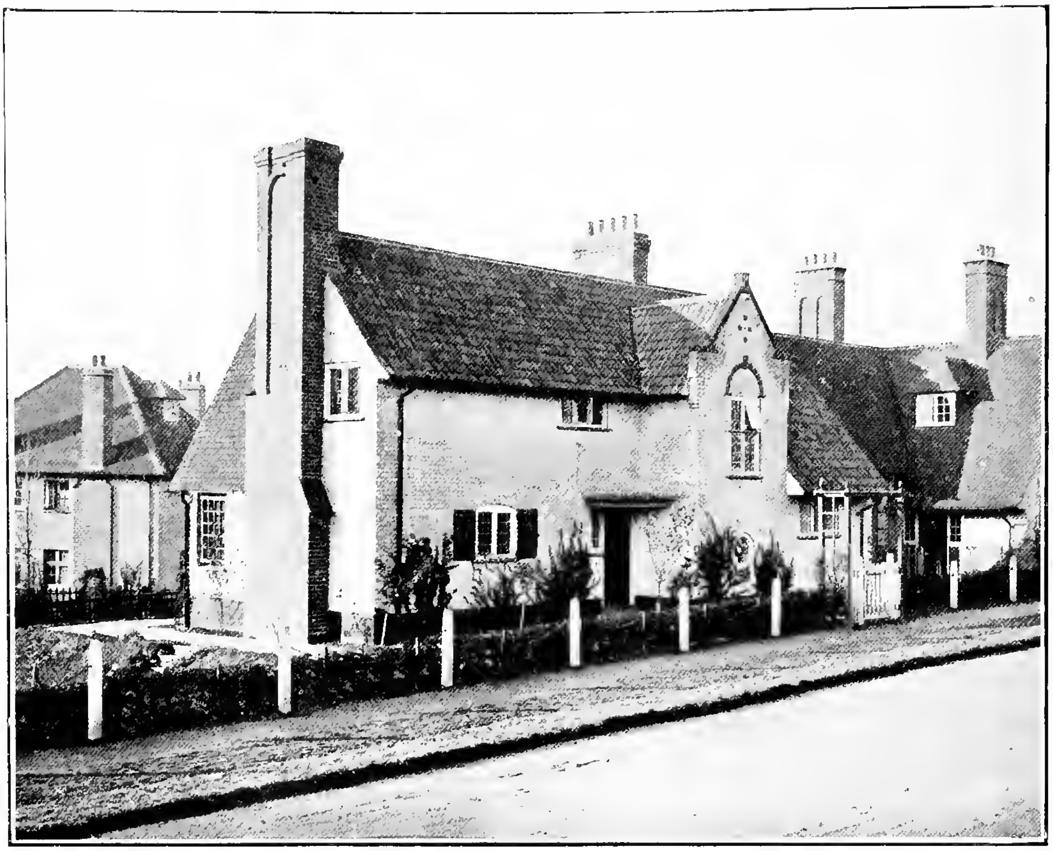
10 0 10 20 30 40 50 feet



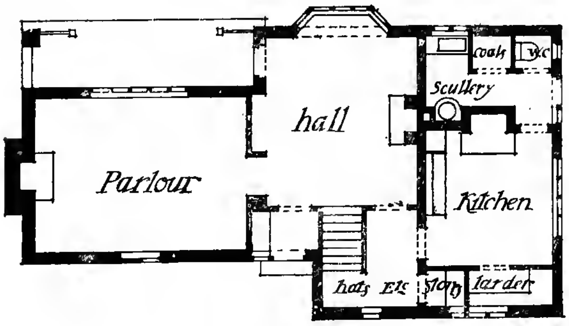
House in Reed Pond Walk
Gidea Park.



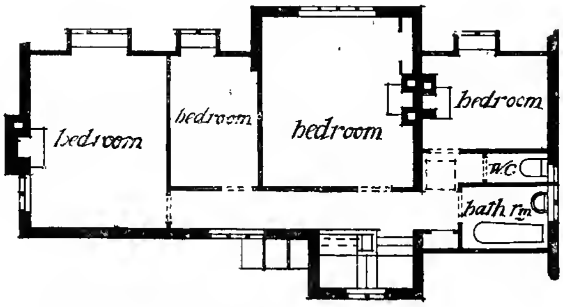
E. J. May
Archt.



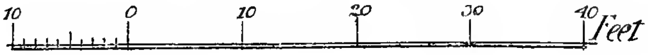
House in Willifield Way Hampstead Garden Suburb.



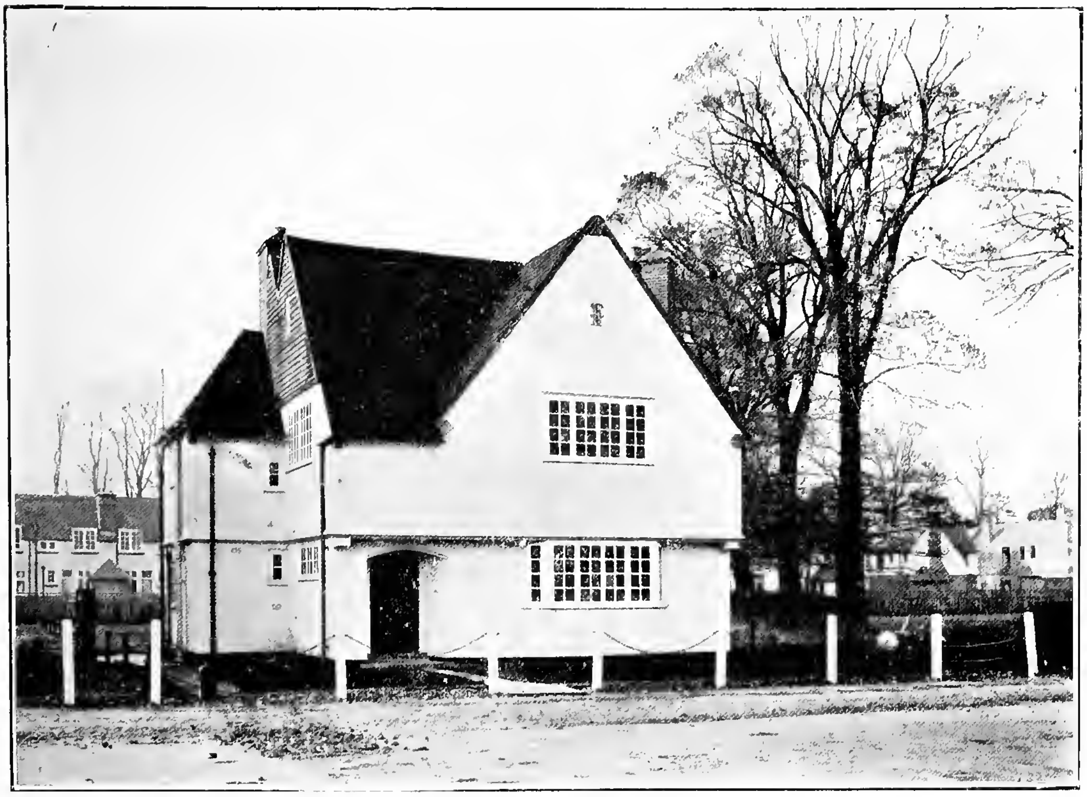
Ground Floor Plan



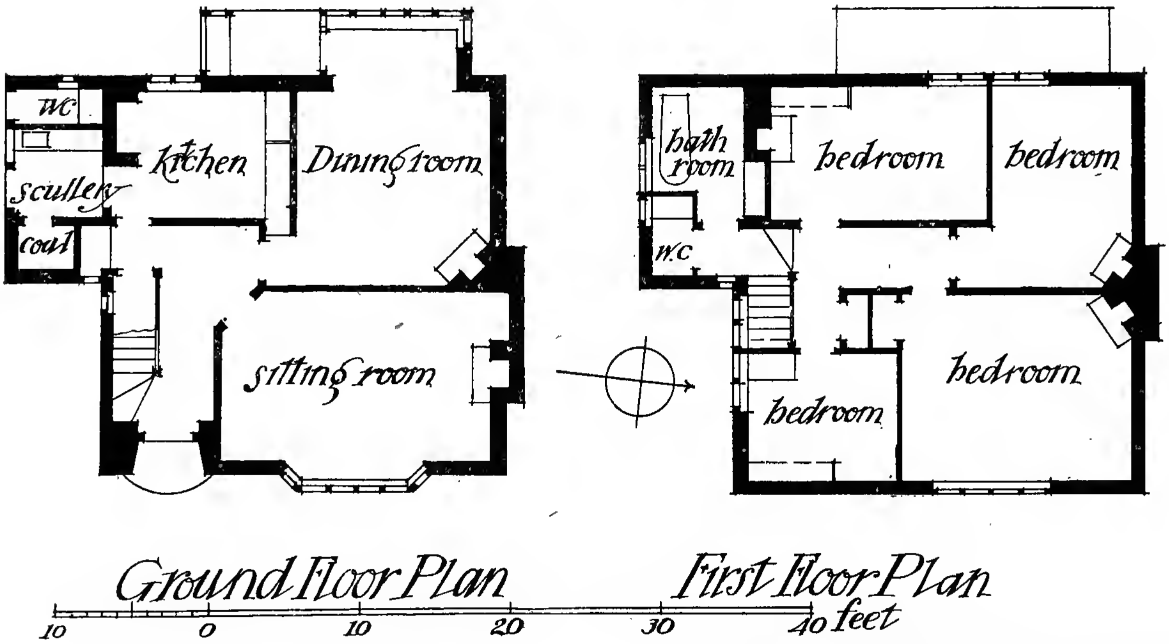
First Floor Plan



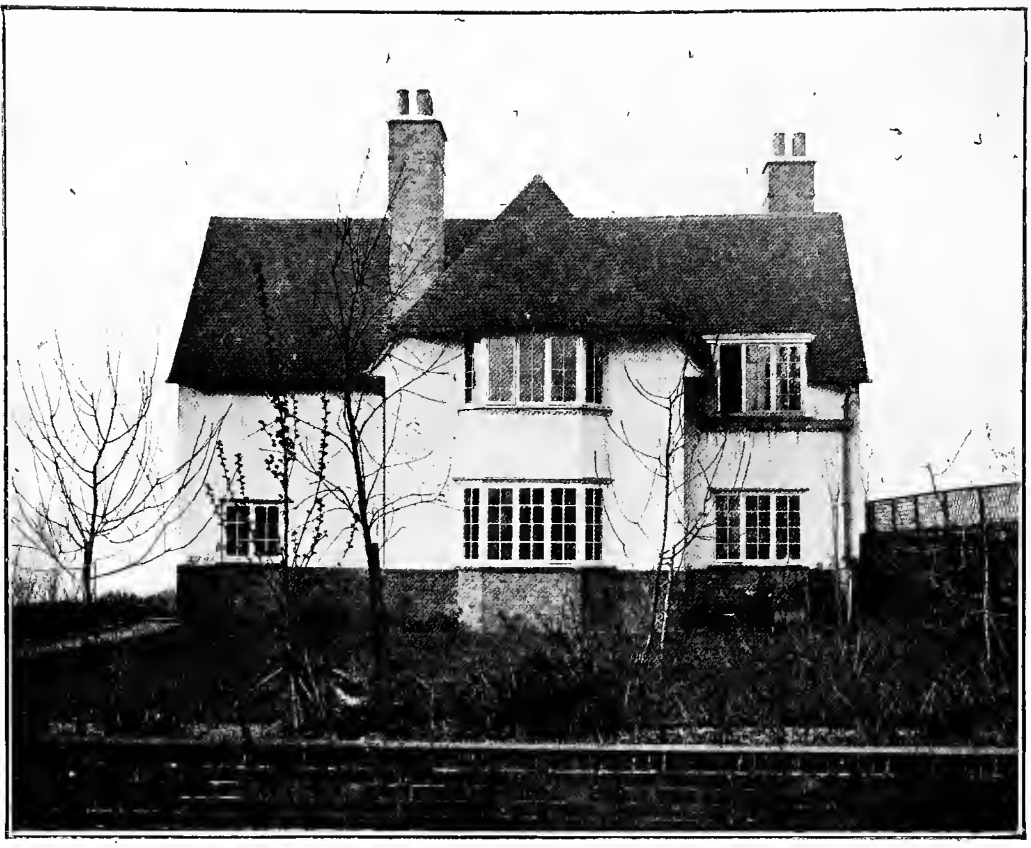
T.M. Wilson Archt



House in Heath Drive, Gidea Park

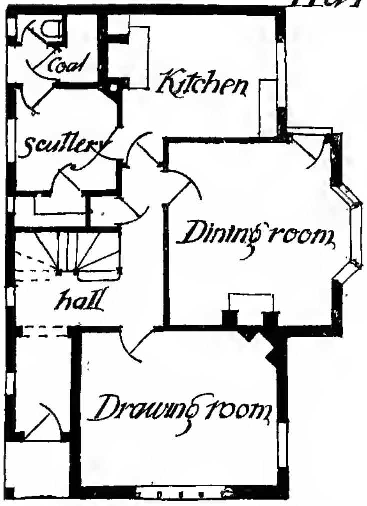


Ernest Willmott, Archt.

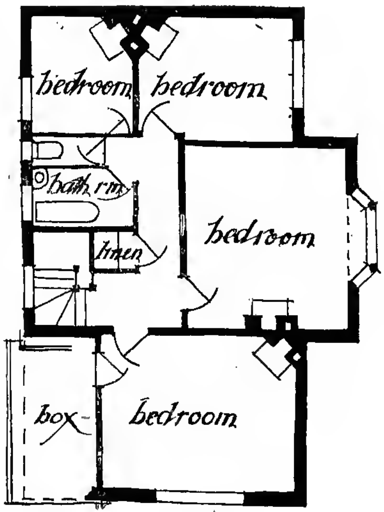


House in Hampstead Way
Hampstead Garden
Suburb

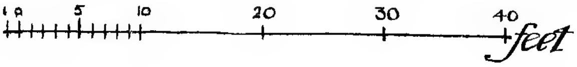
E. Guy Dawber
Archt.

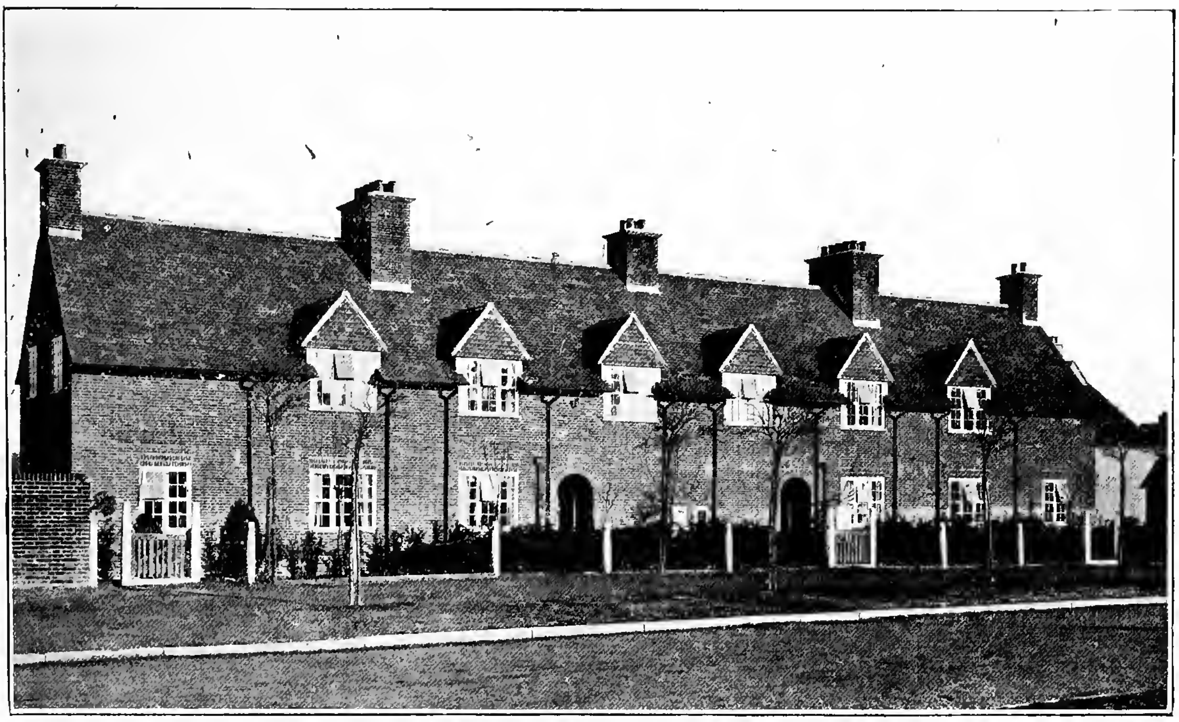


Ground Floor Plan



First Floor Plan

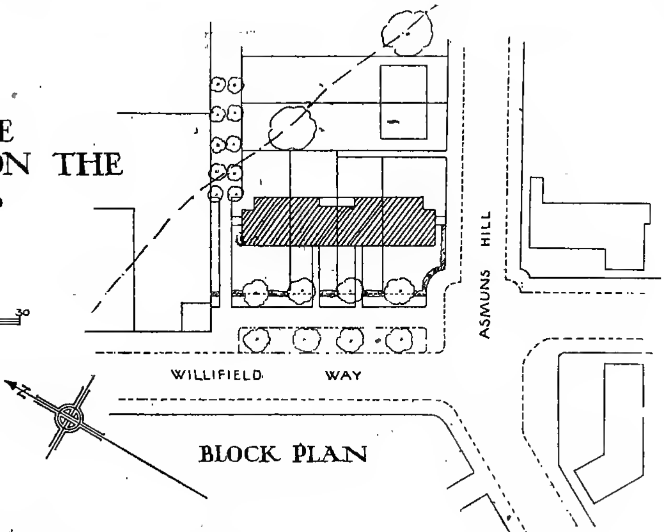




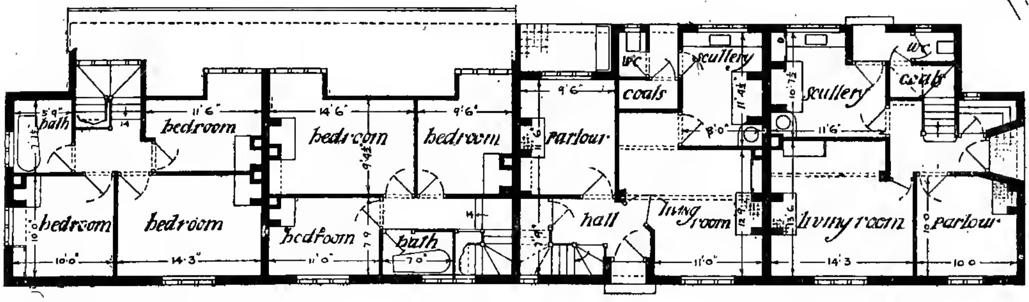
GROUP · OF · COTTAGES FOR THE HAMPSTEAD TENANTS Lᵀᴰ · ON THE HAMPSTEAD · GARDEN SUBURB

SCALE OF FEET 10 5 0 10 20 30

Barry Parker & Raymond Unwin Archts

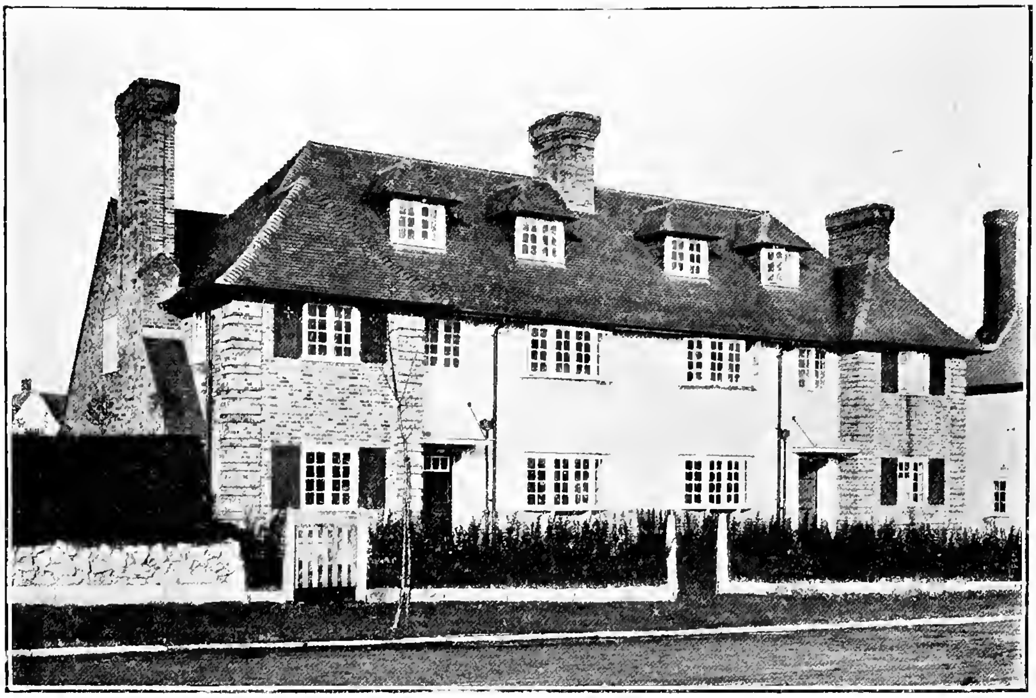


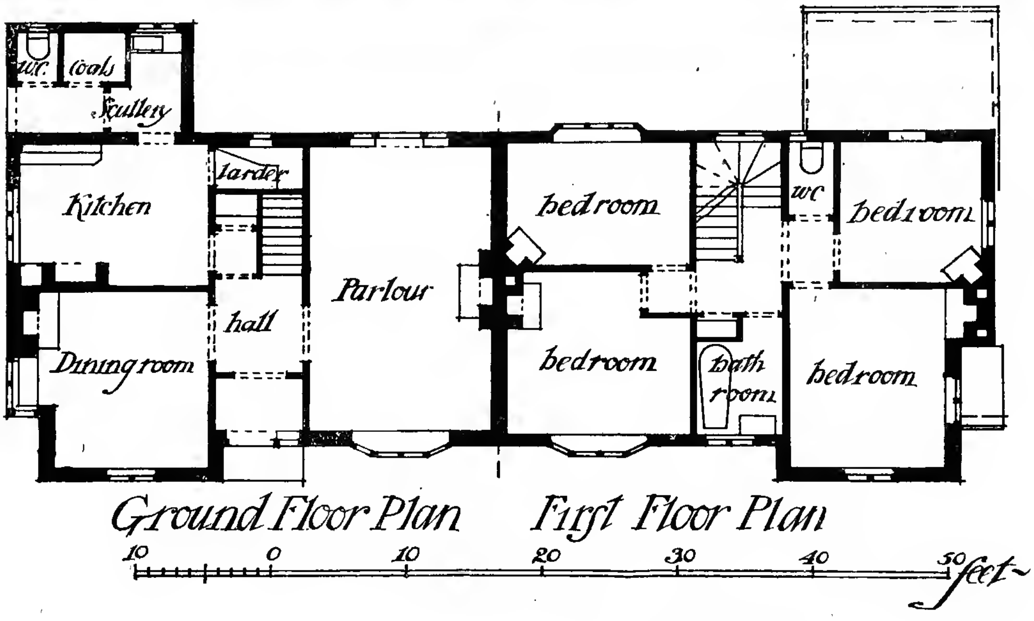
BLOCK PLAN



FIRST · FLOOR · PLAN

GROUND · FLOOR · PLAN

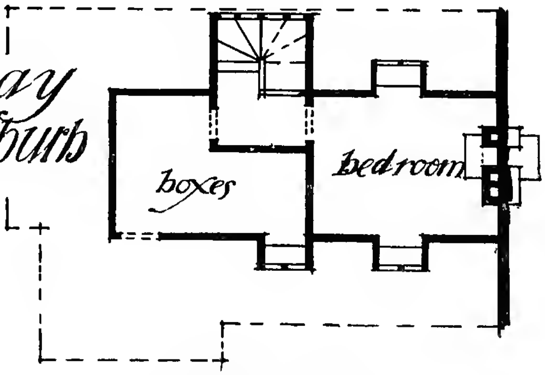




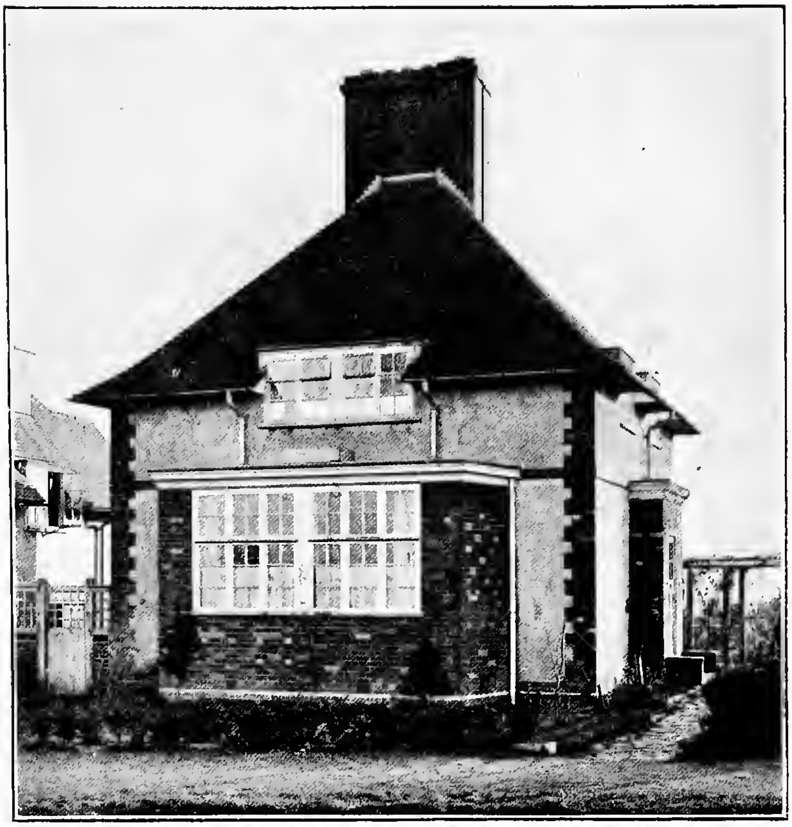
Ground Floor Plan First Floor Plan

HOUSES in Meadway
Hampstead Garden Suburb

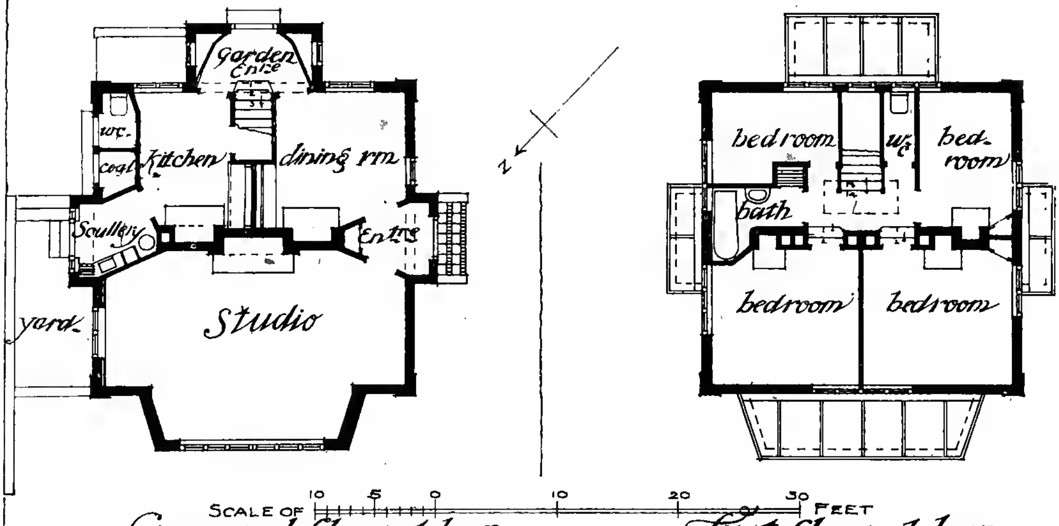
T. M. Wilson Archt



Attic Plan



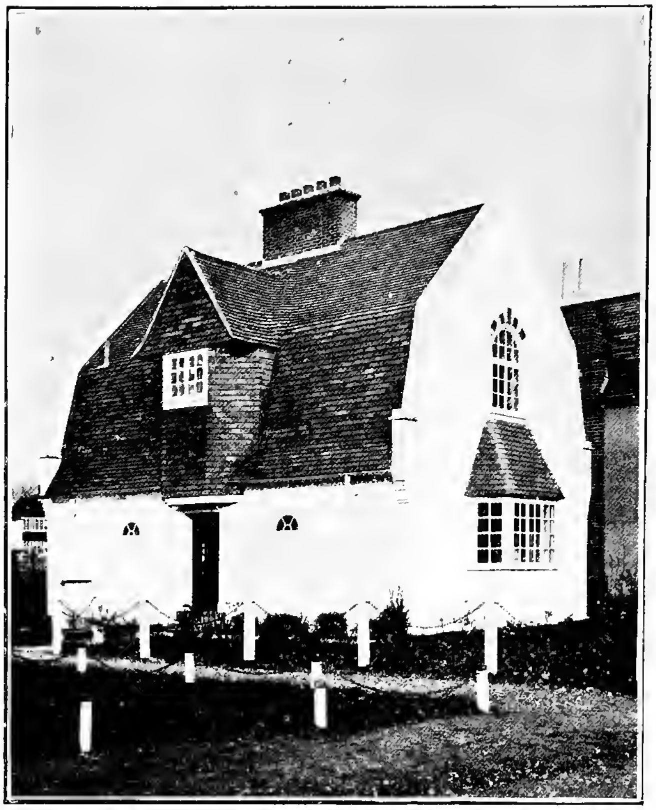
HOUSE IN BIGWOOD RD
HAMPSTEAD GARDEN SUBURB



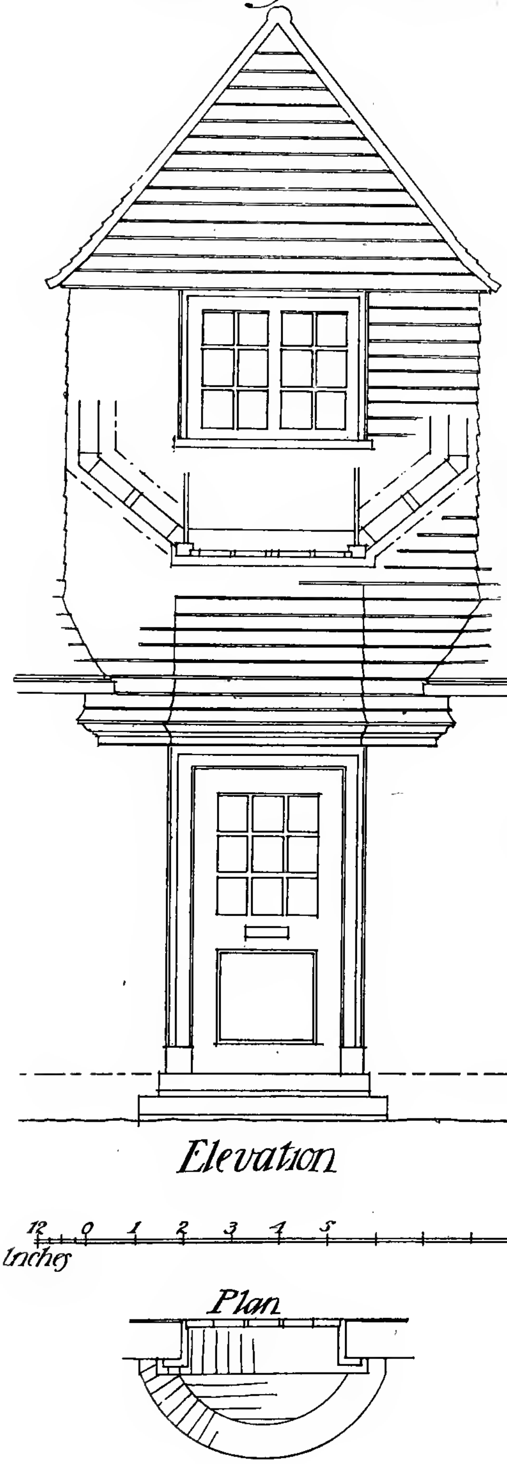
Ground floor plan First floor plan

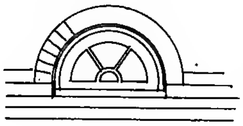
Geoffry Lucas Archt

Cottage in Meadway Gidea Park

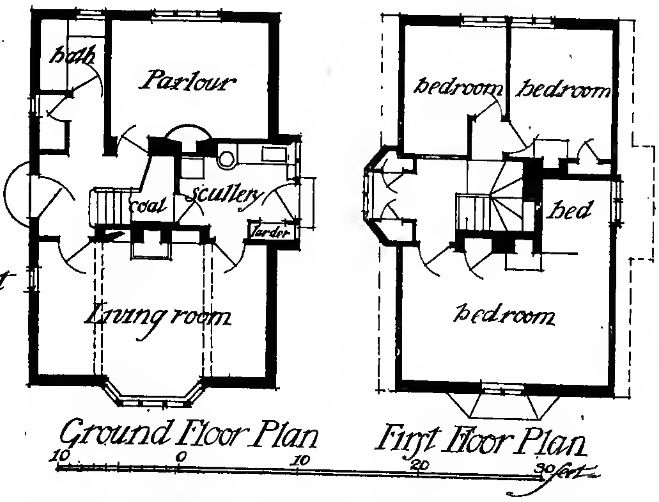


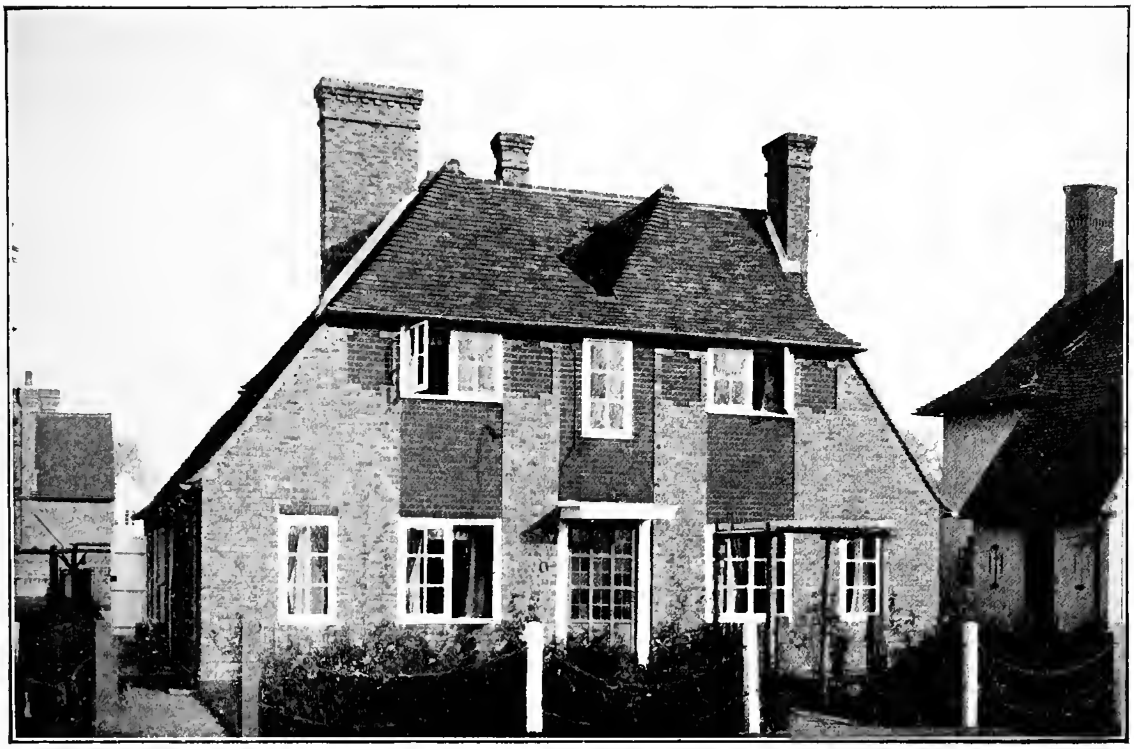
Detail of Entrance



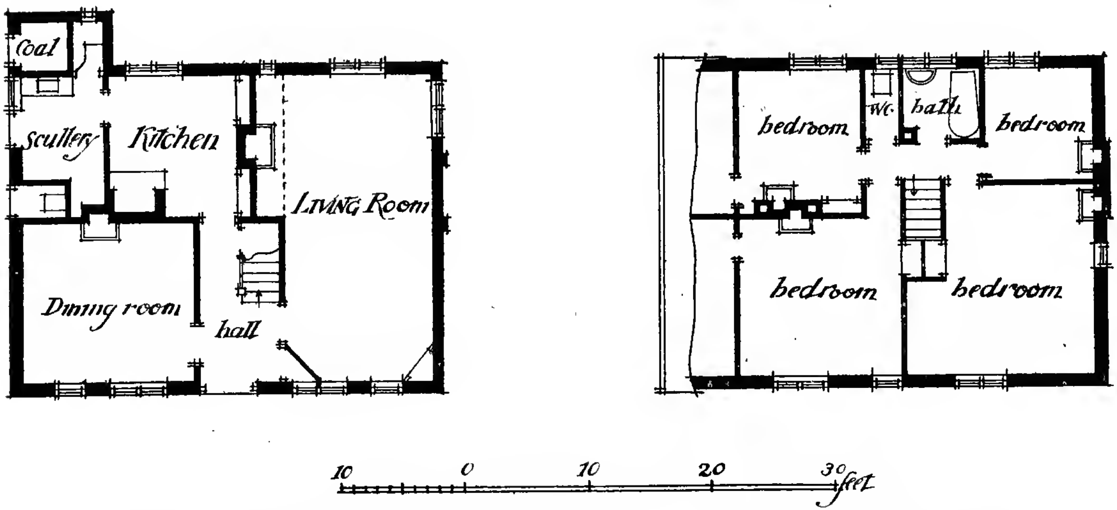


Ernest Willmott
Archt





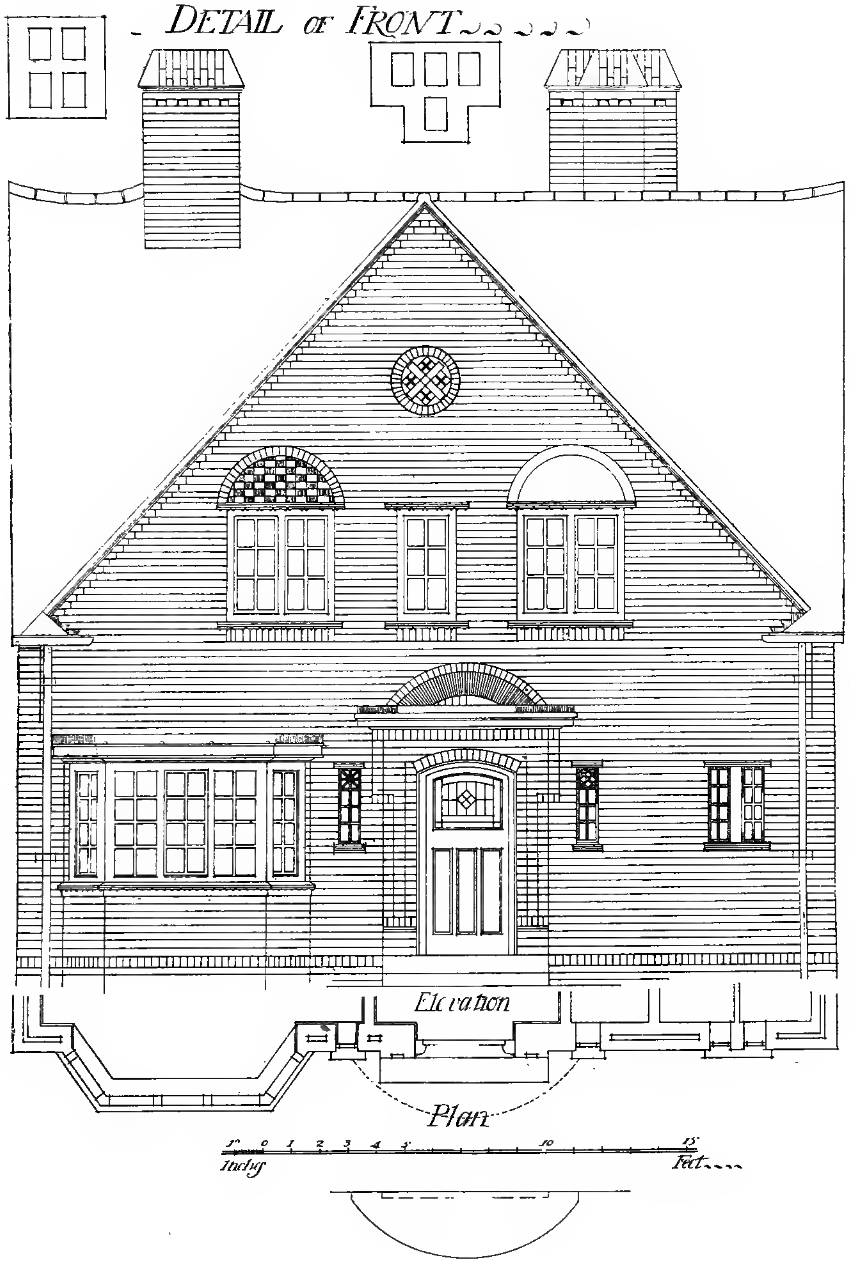
House in Parkway Gidea Park

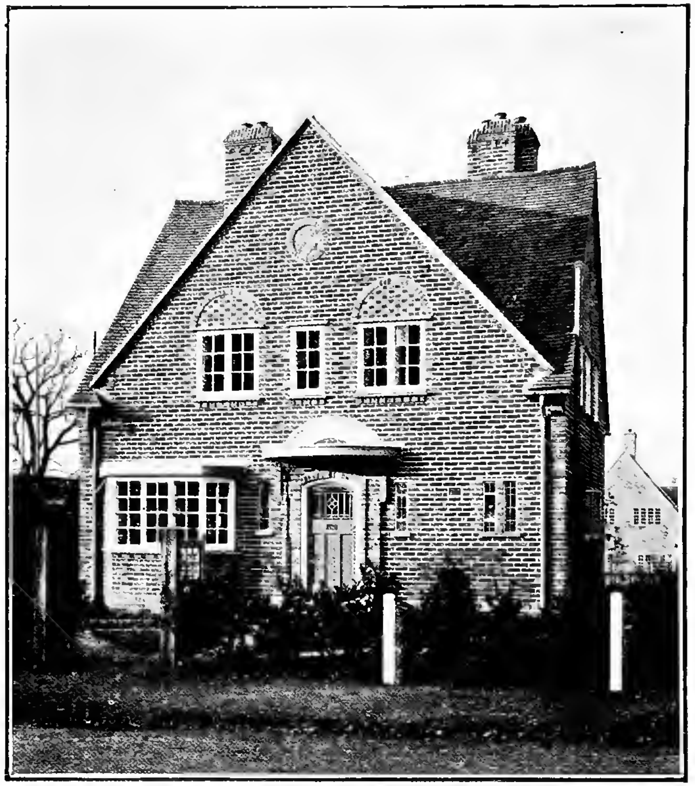


Ground Floor Plan

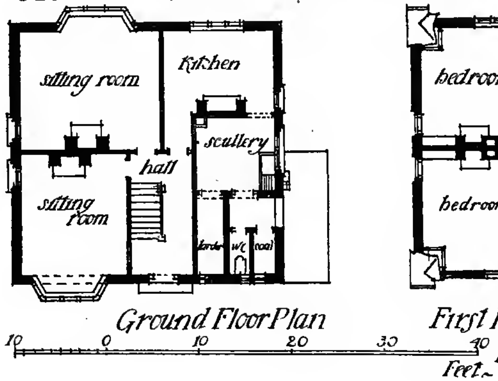
First Floor Plan

Fair & Myer
Archts.

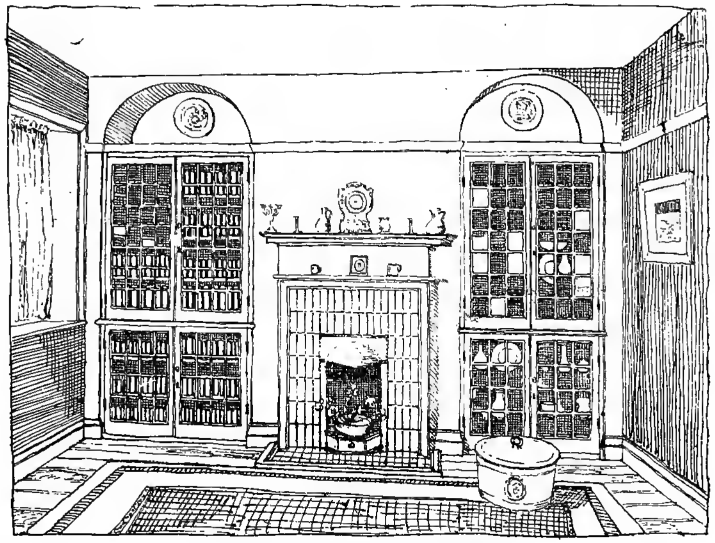




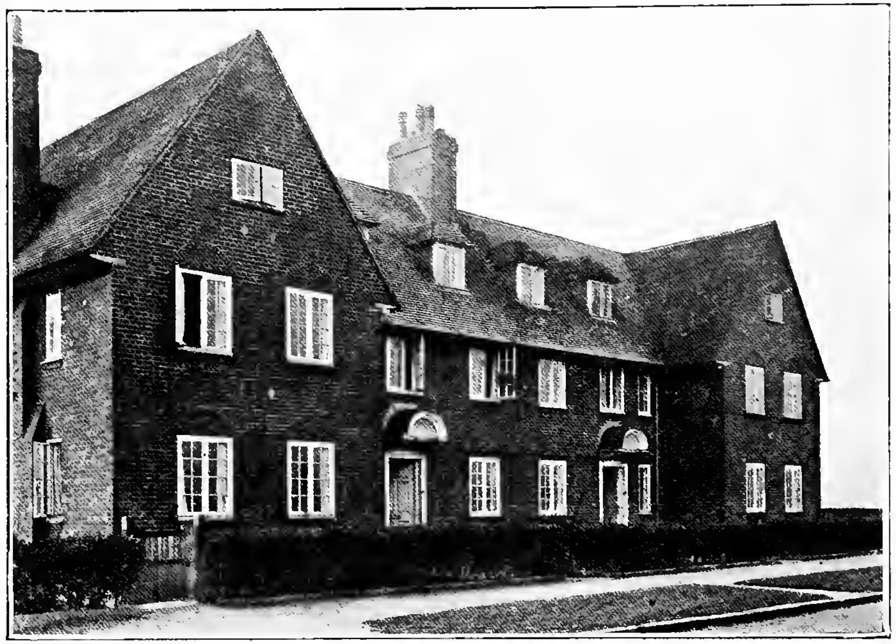
House in Reed Pond Walk Gidea Park



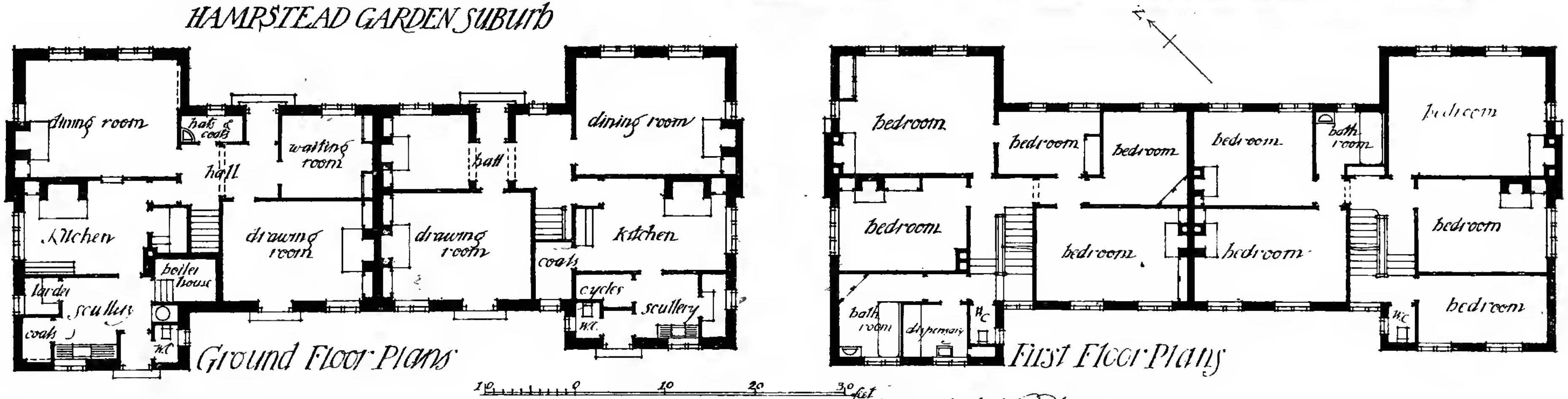
Buckland & Farmer Archts.



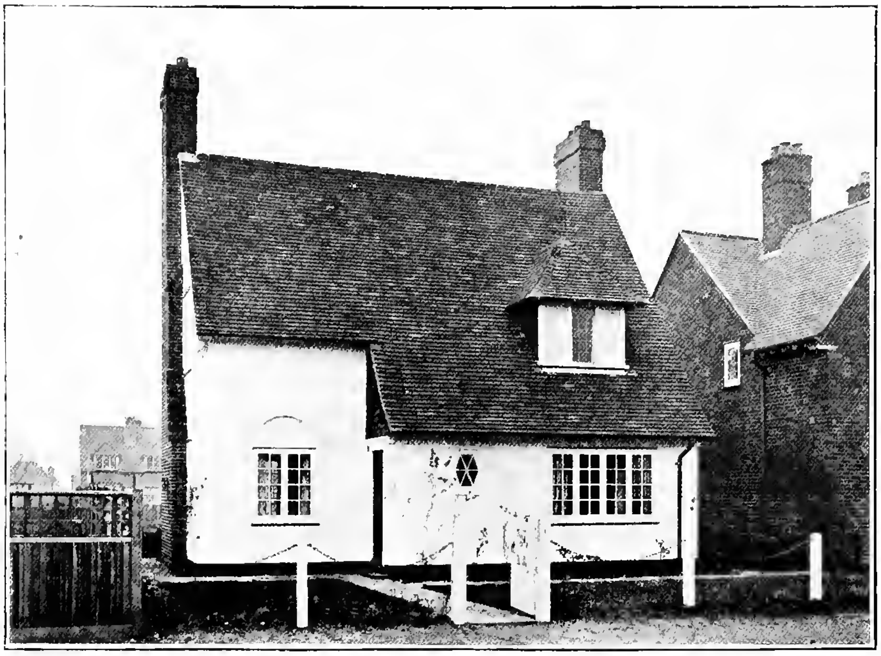
View of Drawing Room



HOUSES IN HEATH GATE
HAMPSTEAD GARDEN SUBURB

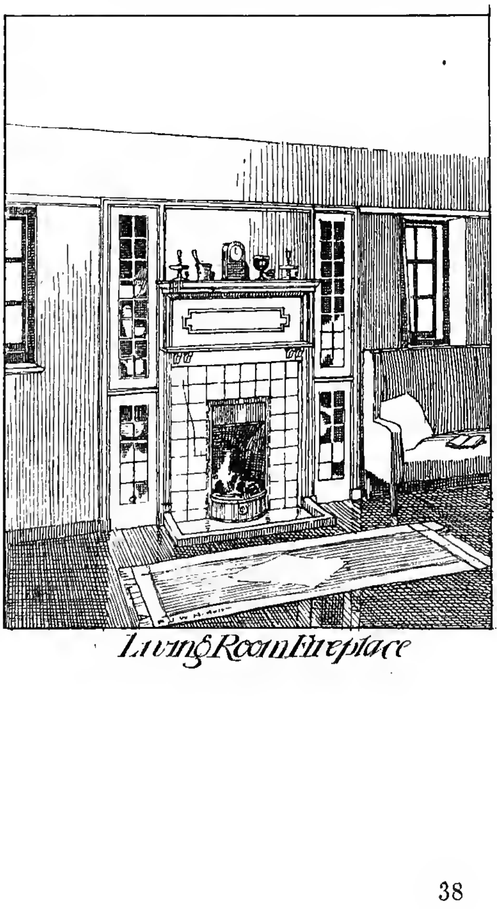


Herbert A. Welch
Archt

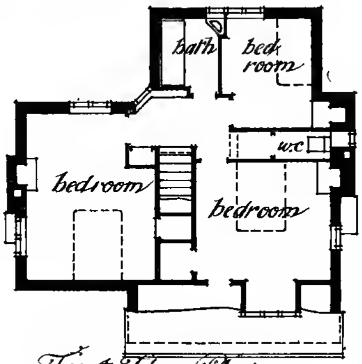


COTTAGE ~ MEADWAY GIDEA PARK

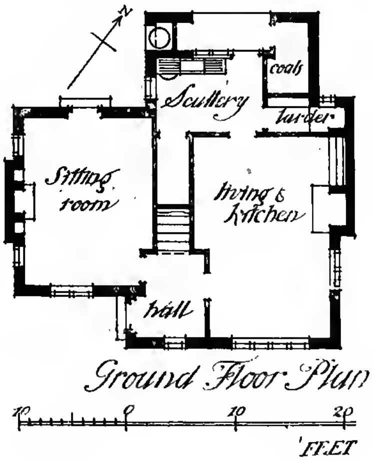
Herbert A Welch Archt.



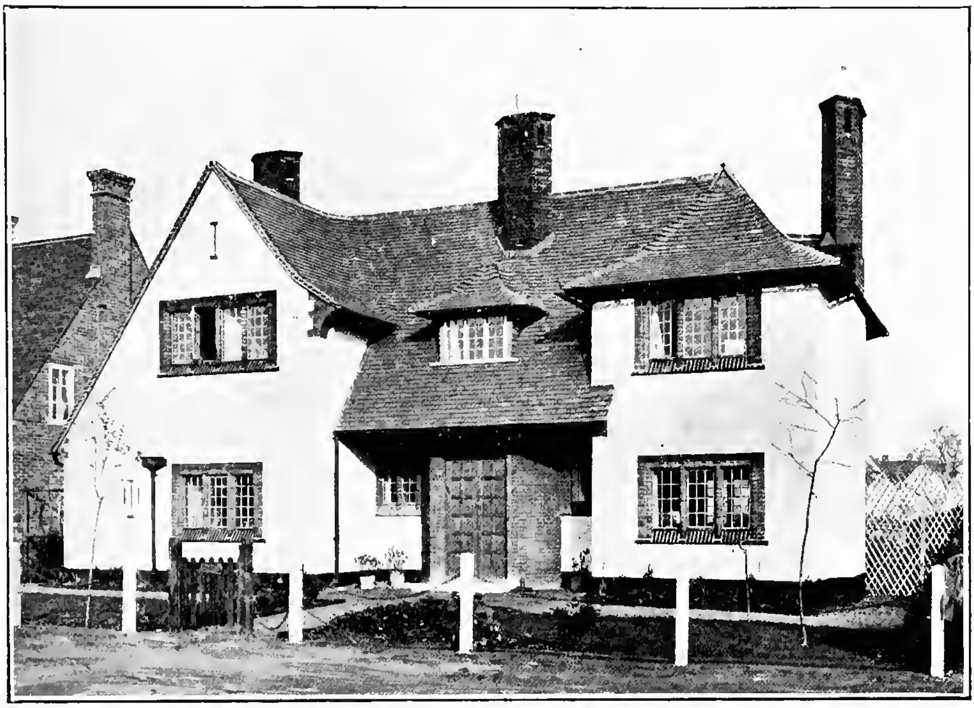
Living Room Fireplace



First Floor Plan

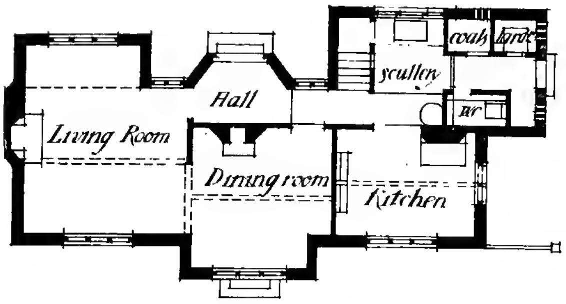


Ground Floor Plan

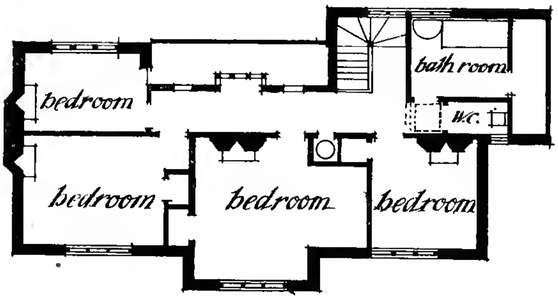


House in Parkway
Gidea Park.

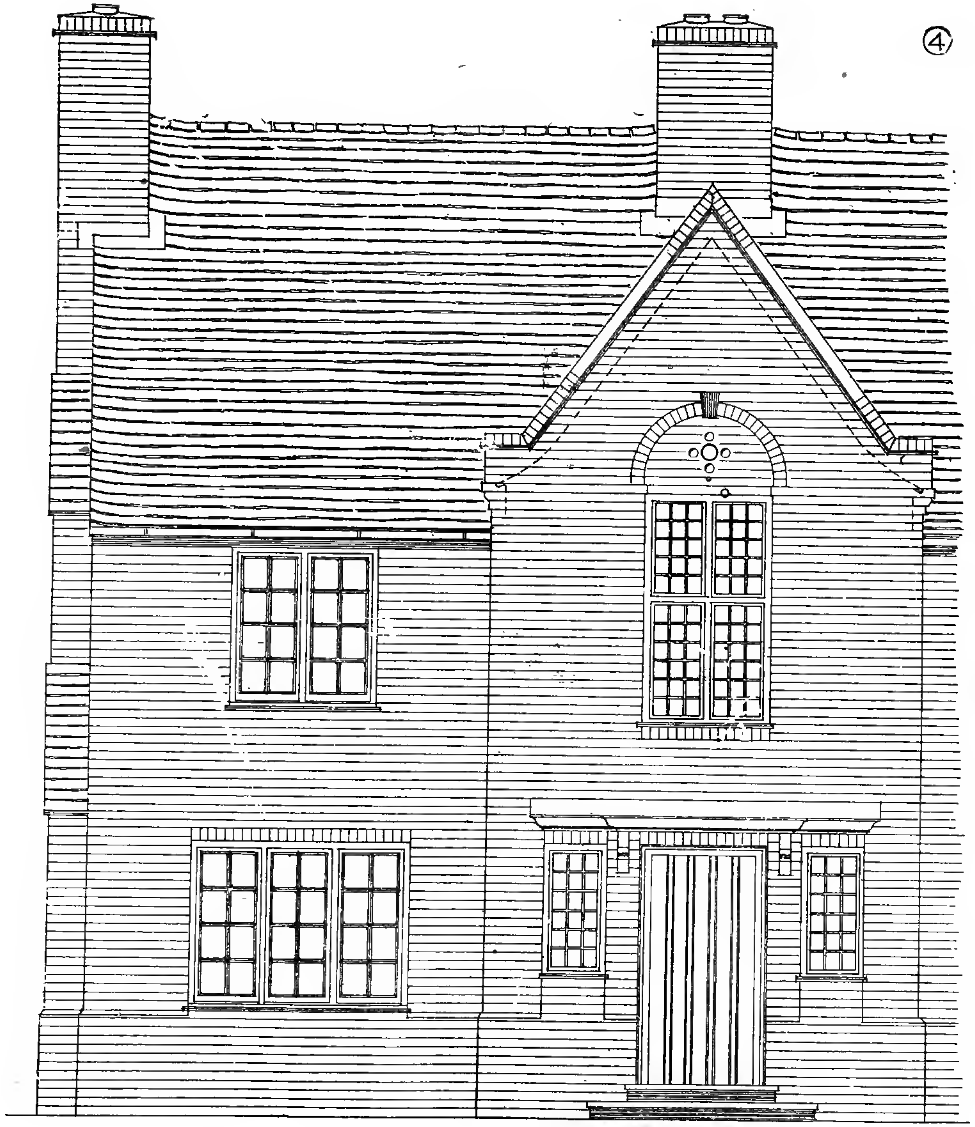
Forbes & Tate Archts.



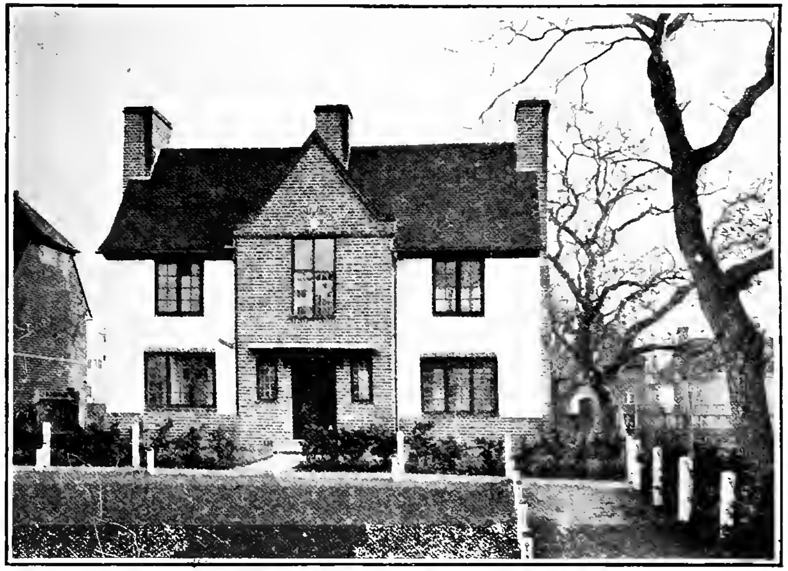
Ground Floor Plan



First Floor Plan

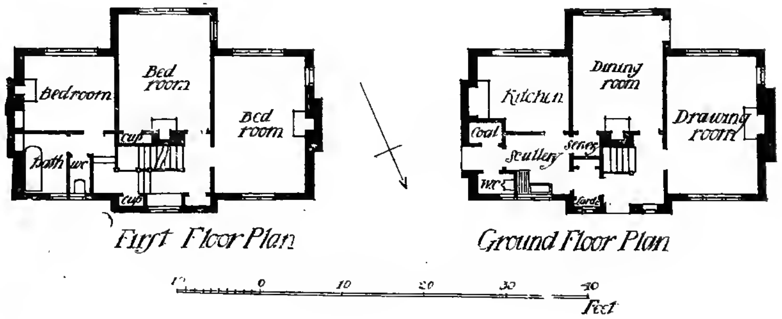


Detail of North Elevation



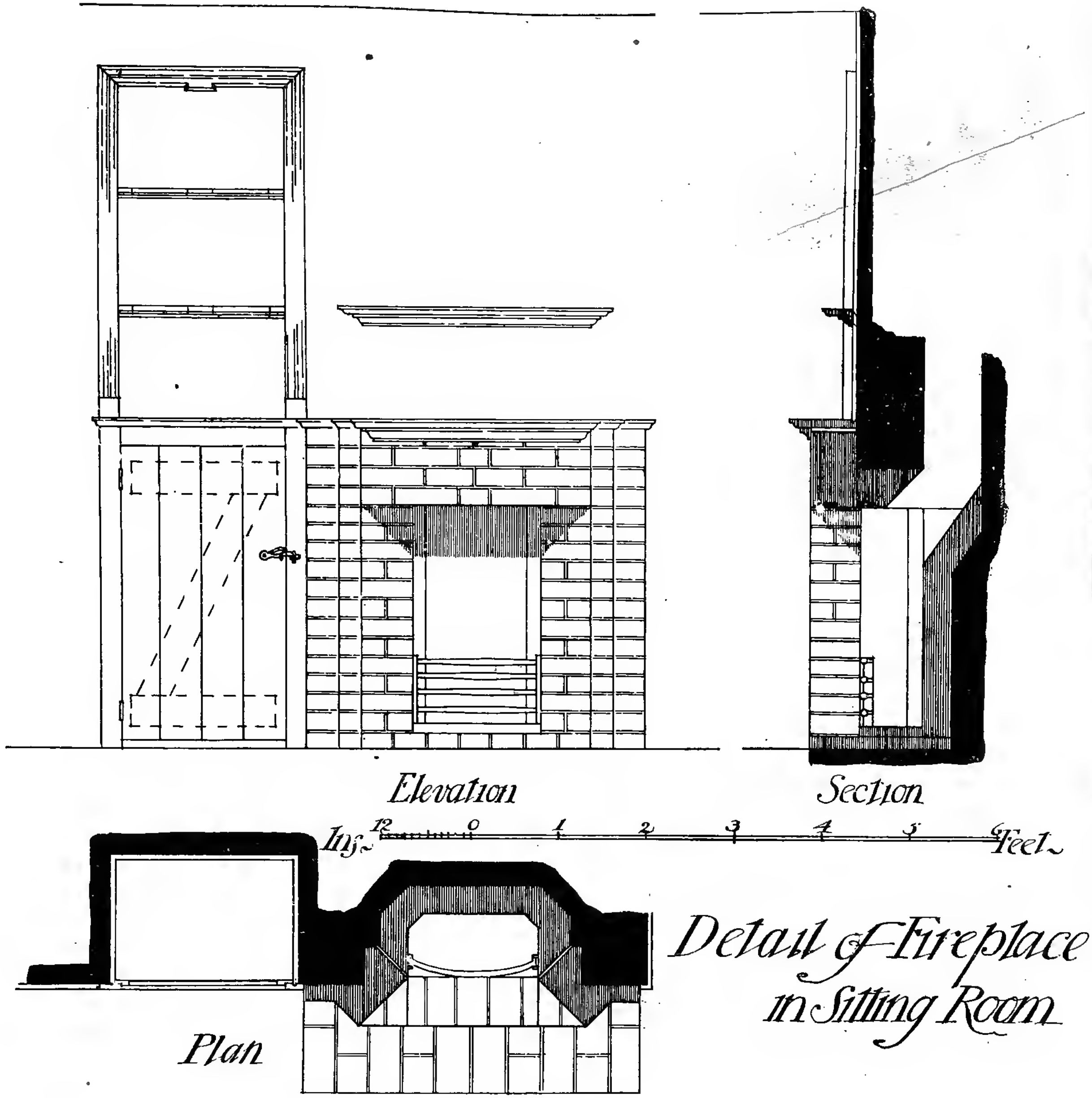
Houſe in Reed Pond Walk — Gidea Park

H·Townſhend Morgan Archt.

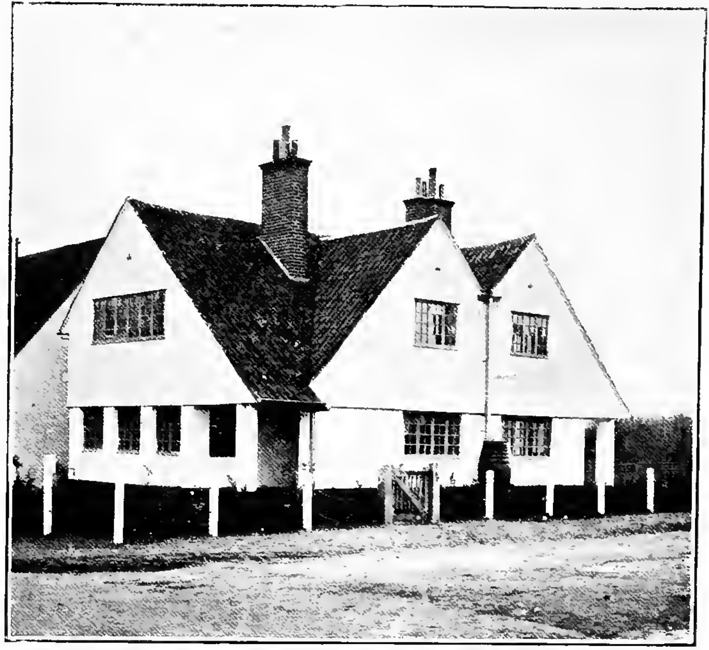


Firſt Floor Plan

Ground Floor Plan

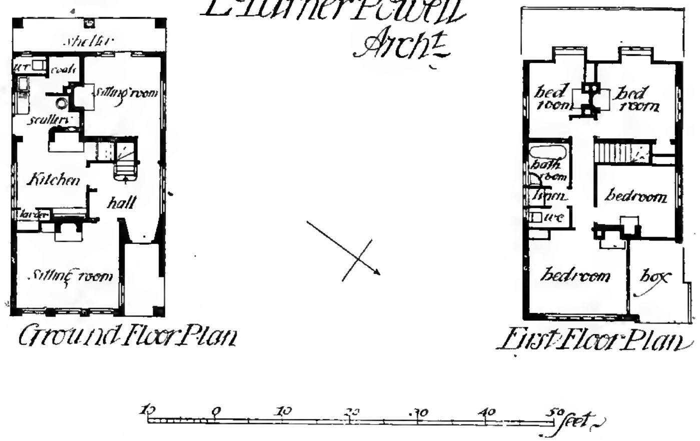


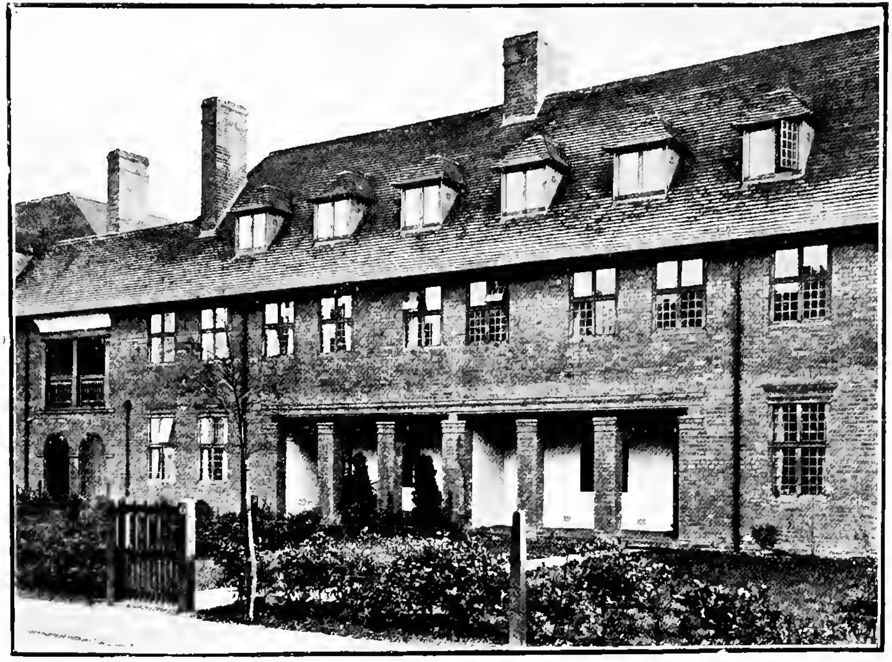
Detail of Fireplace in Sitting Room

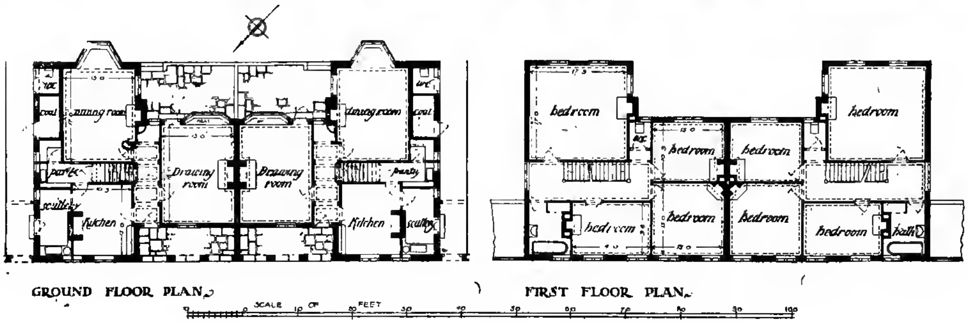


House in Heath Drive Gidea Park

E. Turner Powell Archt.



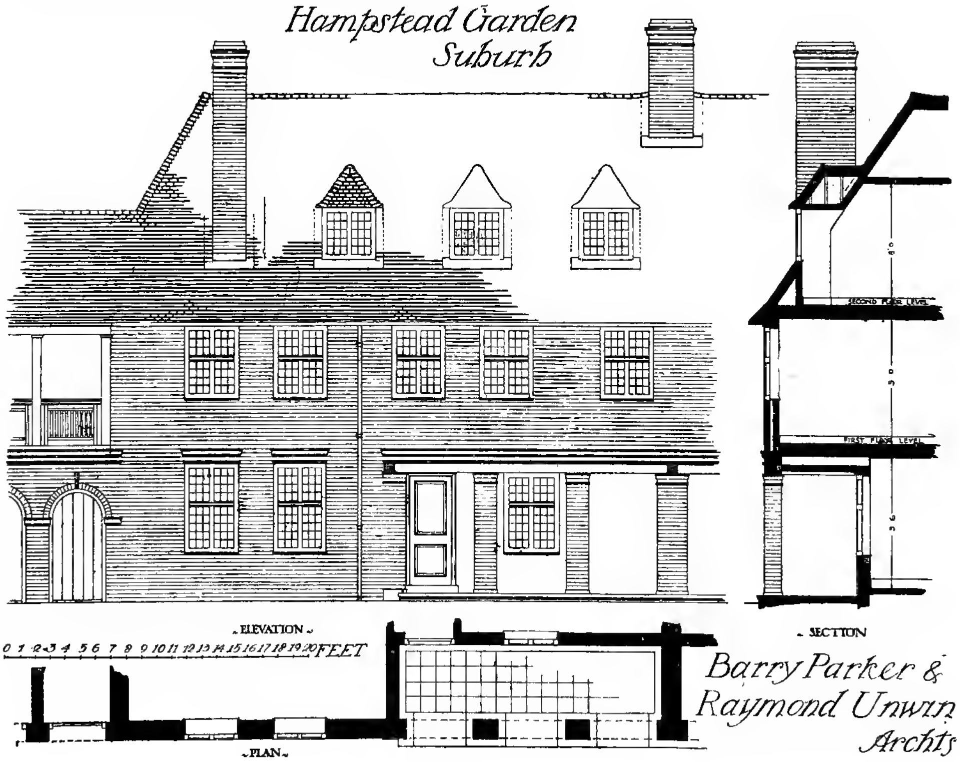




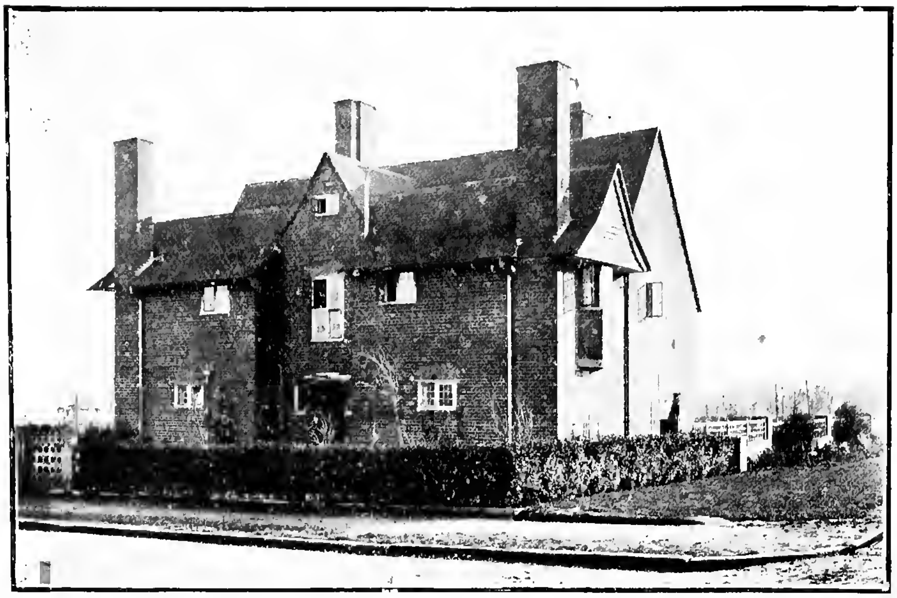
GROUND FLOOR PLAN

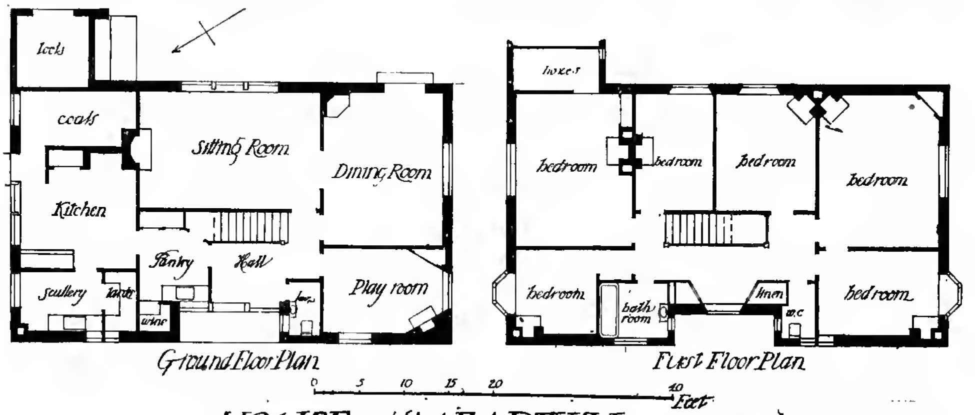
FIRST FLOOR PLAN

Pair of Houses in Heath Close
Hampstead Garden
Suburb



Barry Parker &
Raymond Unwin
Archts



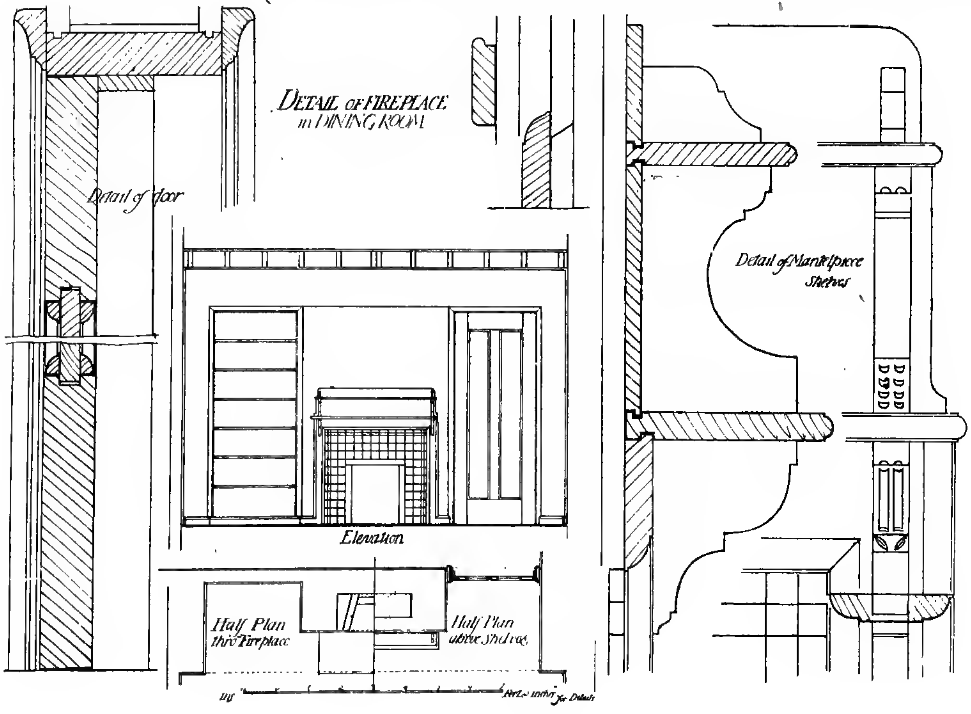


Ground Floor Plan

First Floor Plan

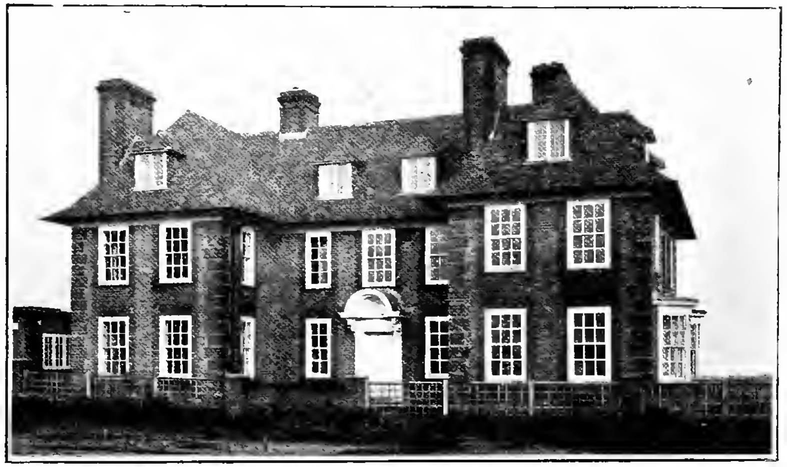
HOUSE in MEADWAY HAMPSTEAD GARDEN SUBURB

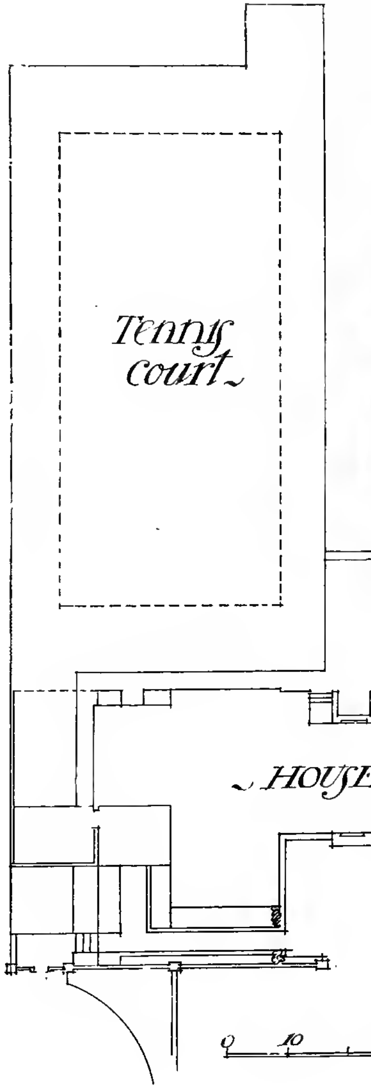
W. Curtis Green Archt.

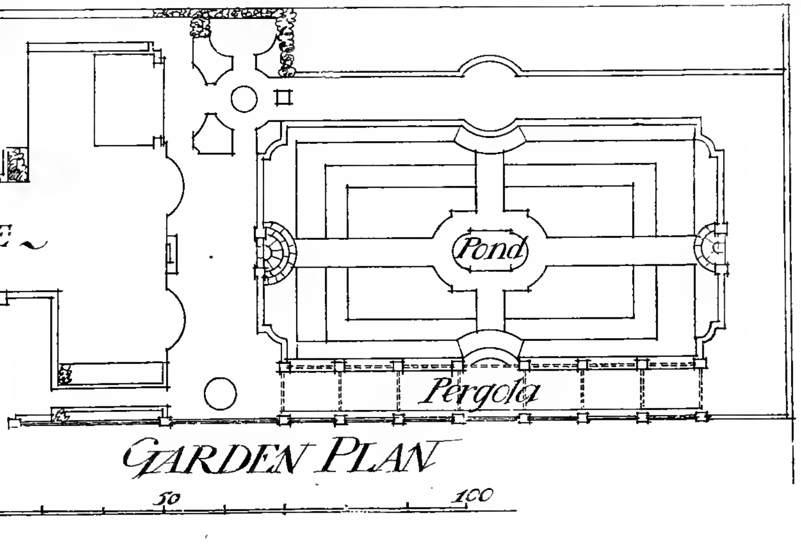


DETAIL OF FIREPLACE in DINING ROOM

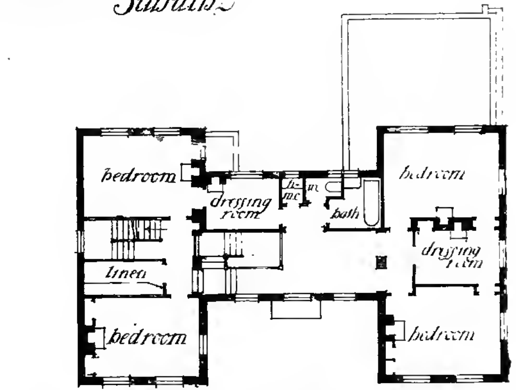
House in Heathgate
Hampstead Garden
Suburb





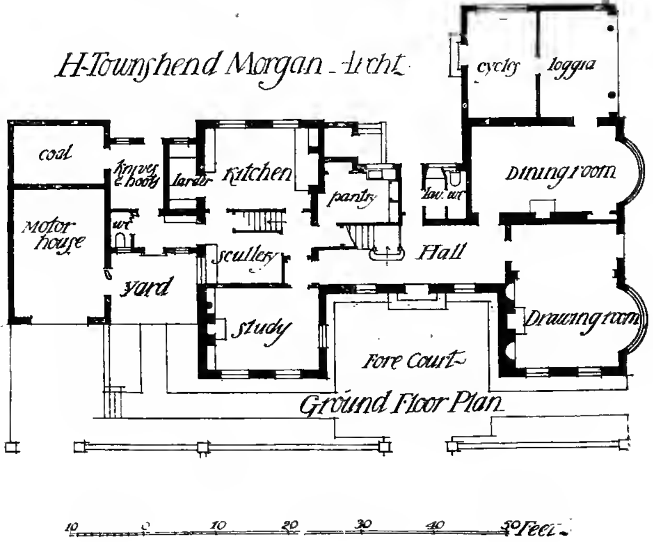


GARDEN PLAN

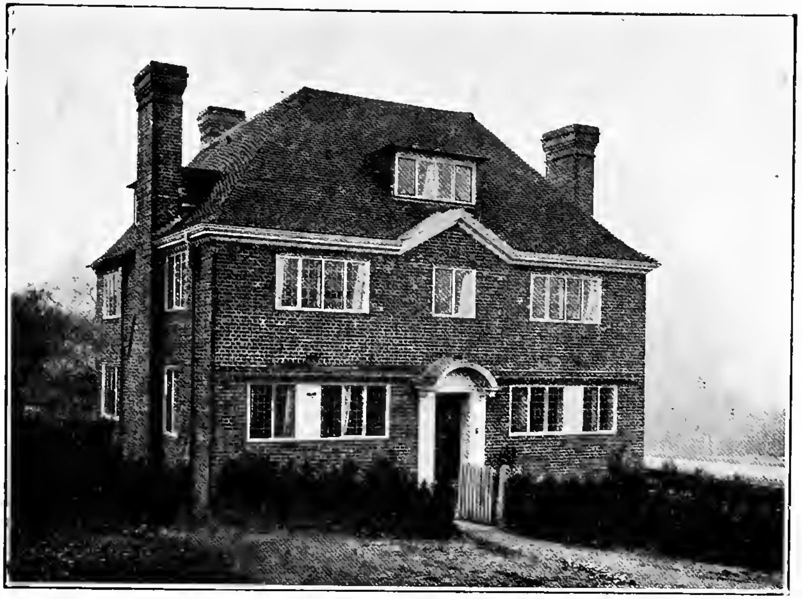


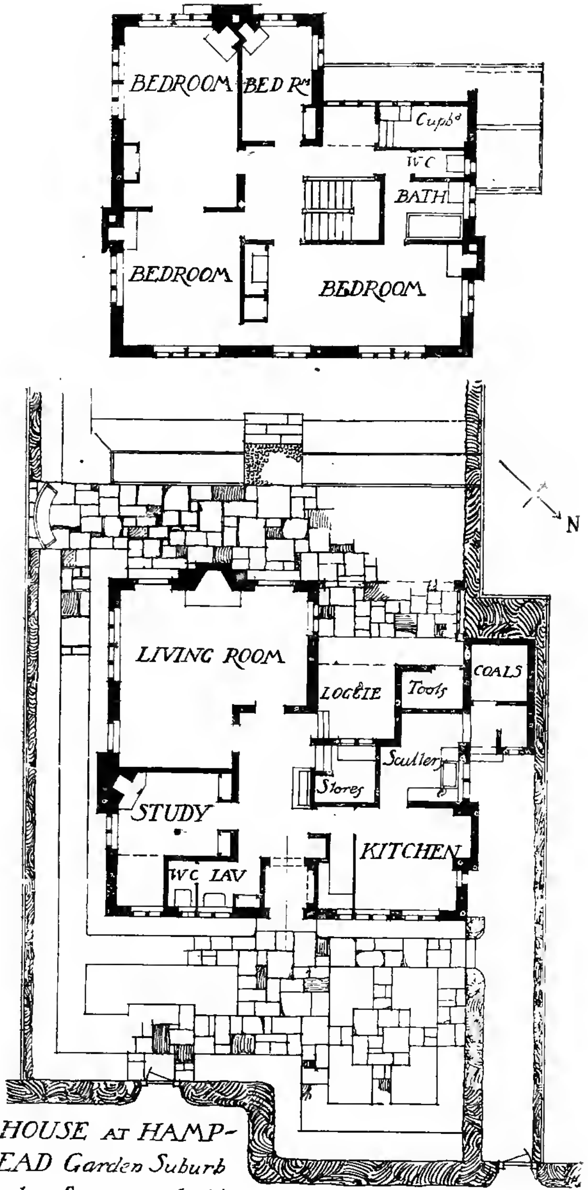
First Floor Plan
4 bedrooms Etc. in Attic

H. Townshend Morgan Archt.

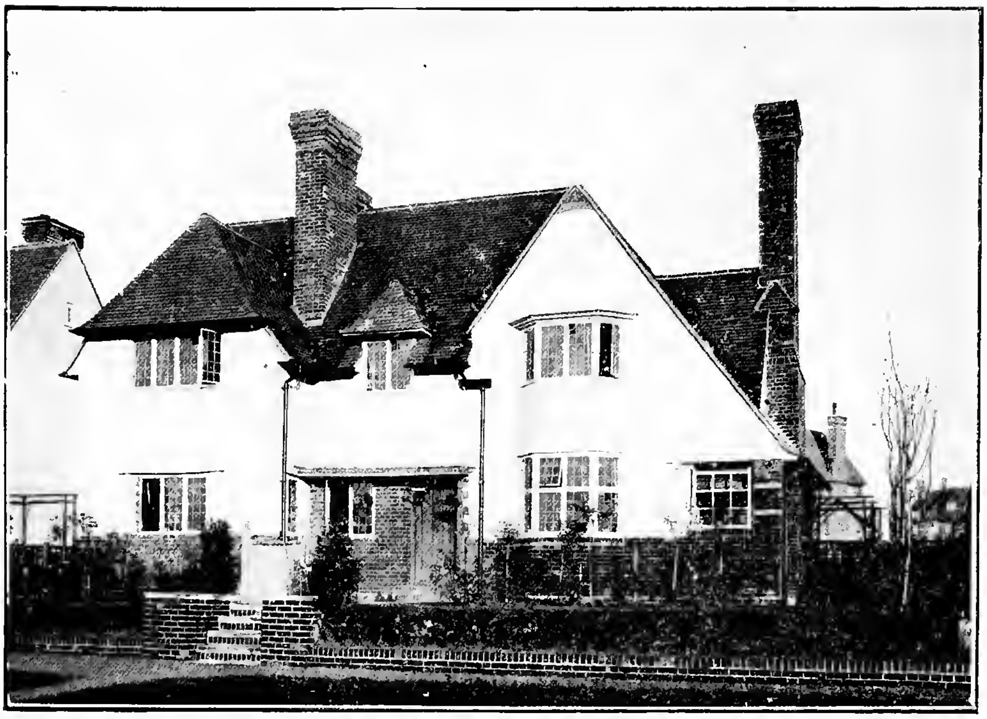


Ground Floor Plan



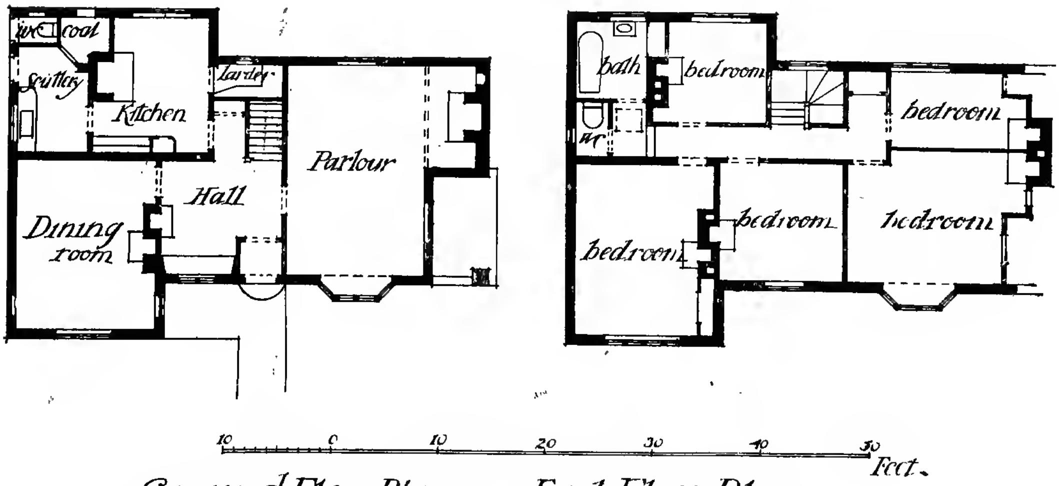


HOUSE AT HAMP-STEAD Garden Suburb
Evelyn Simmons Archt

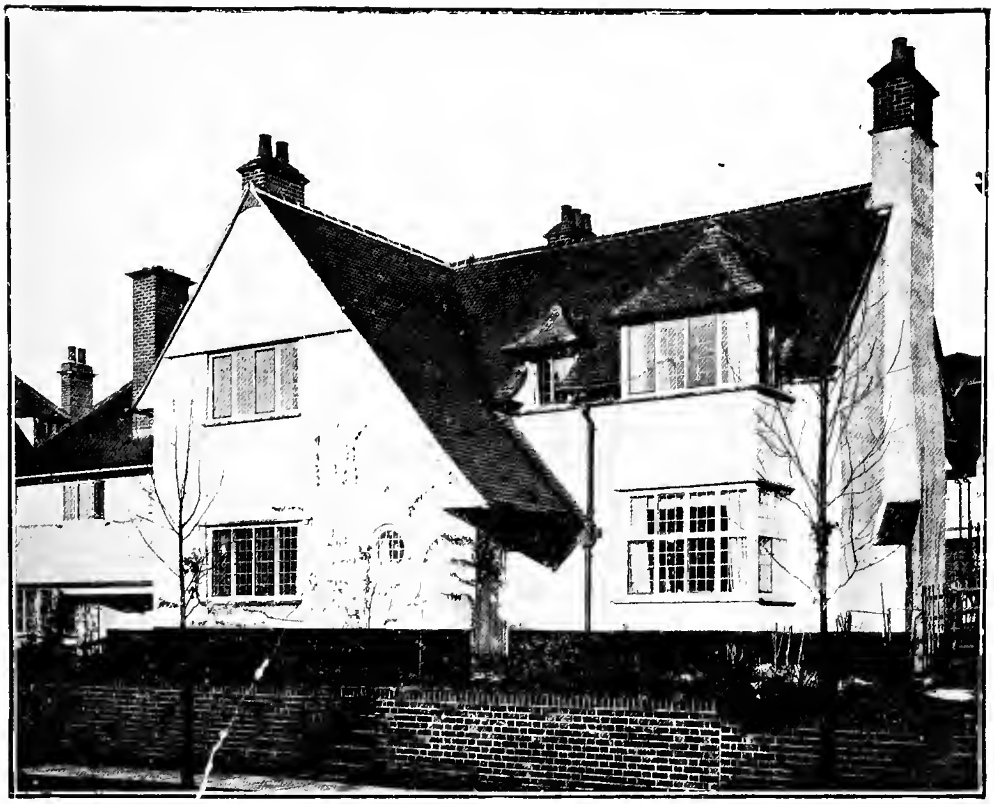


HOUSE IN WILDHATCH - Hampstead Garden Suburb

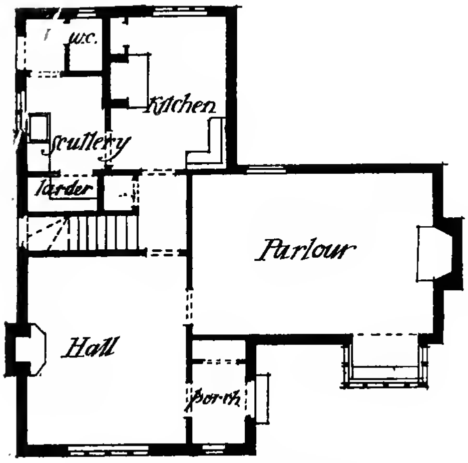
F.M. Wilson
Archt.



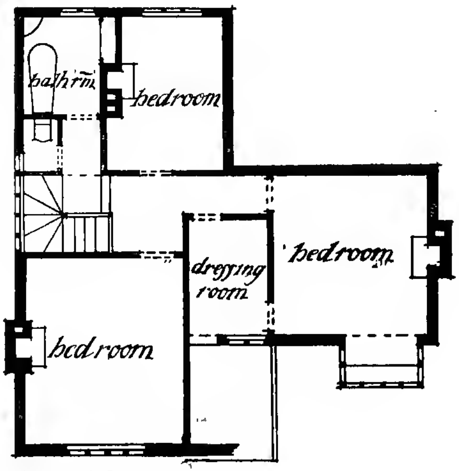
Ground Floor Plan & First Floor Plan



House in Hampstead Way
Hampstead Garden Suburb

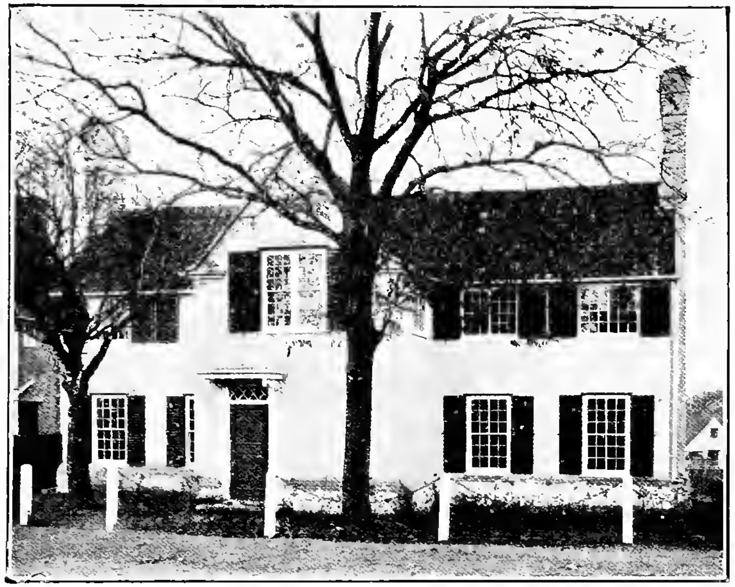


Ground Floor Plan

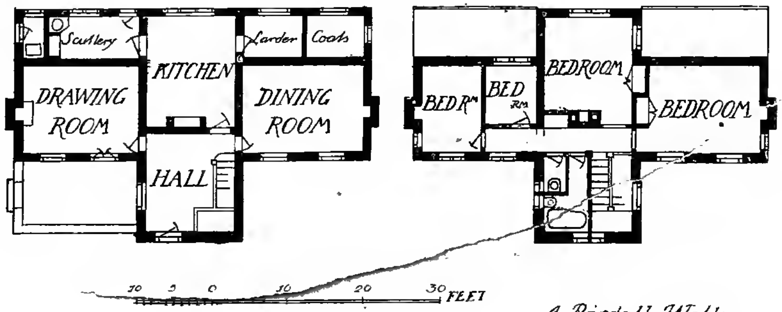


First Floor Plan

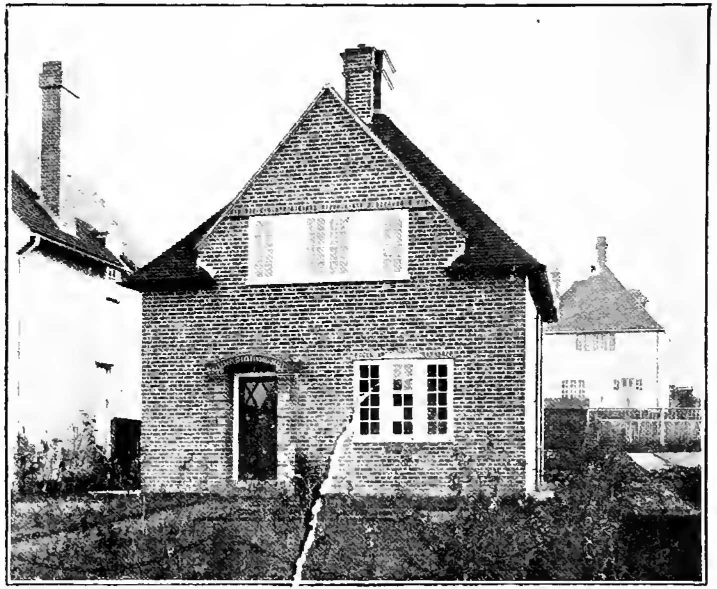
10 0 10 20 30 40 Feet T. M. Wilson Archt.



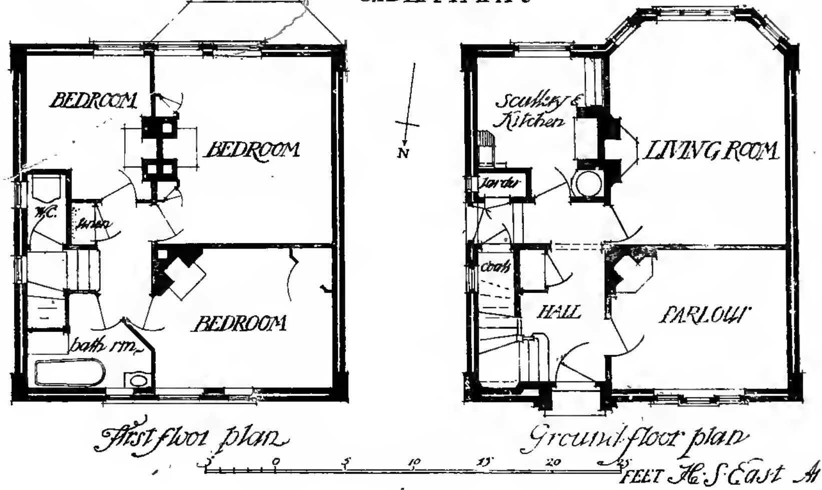
HOUSE IN REED POND WALK
GIDEA PARK



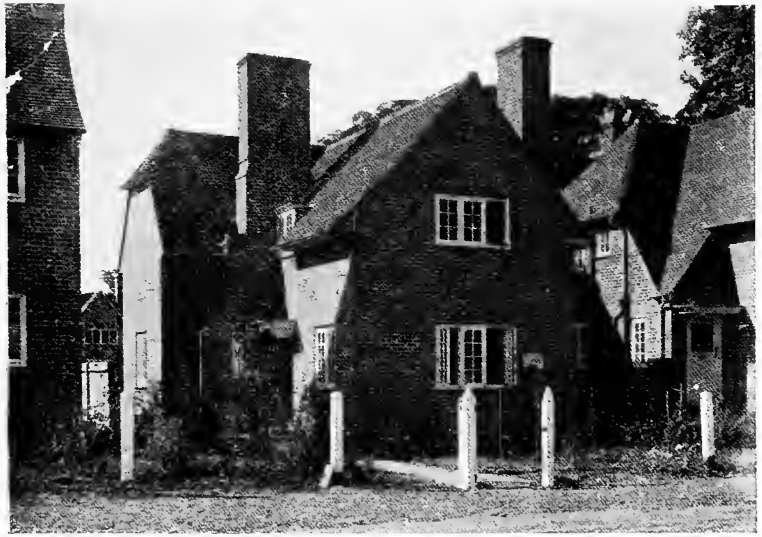
A Randall Wells
Archt

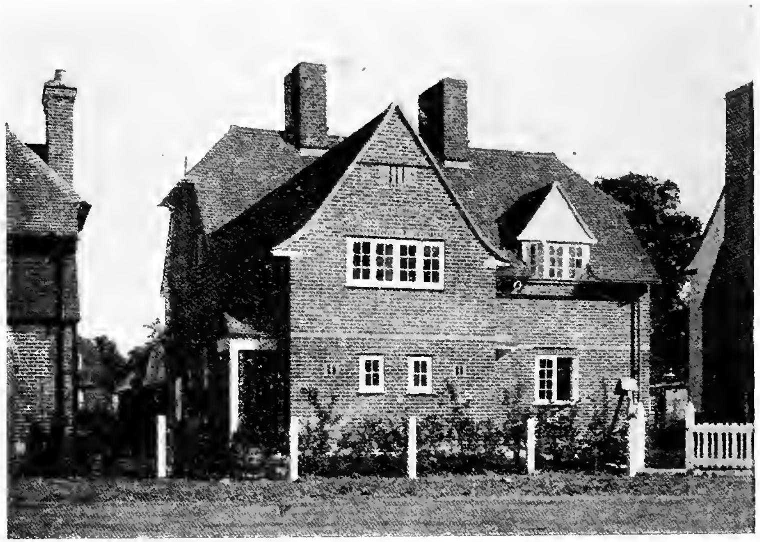


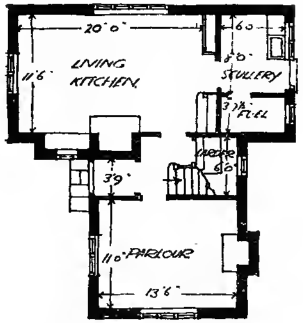
HOUSE IN RISEBRIDGE R^D
GIDEA-PARK



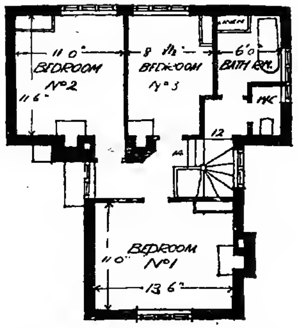
H. S. East Archt.





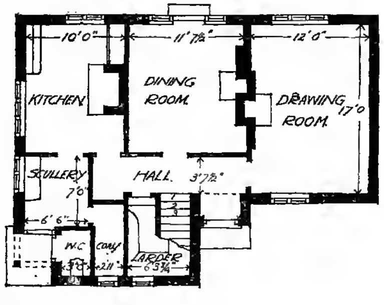


GROUND PLAN.

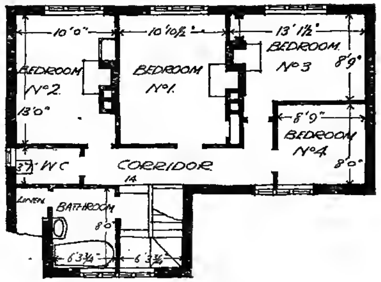


FIRST FLOOR PLAN.

SCALE OF 0 5 10 20 30 40 FEET.



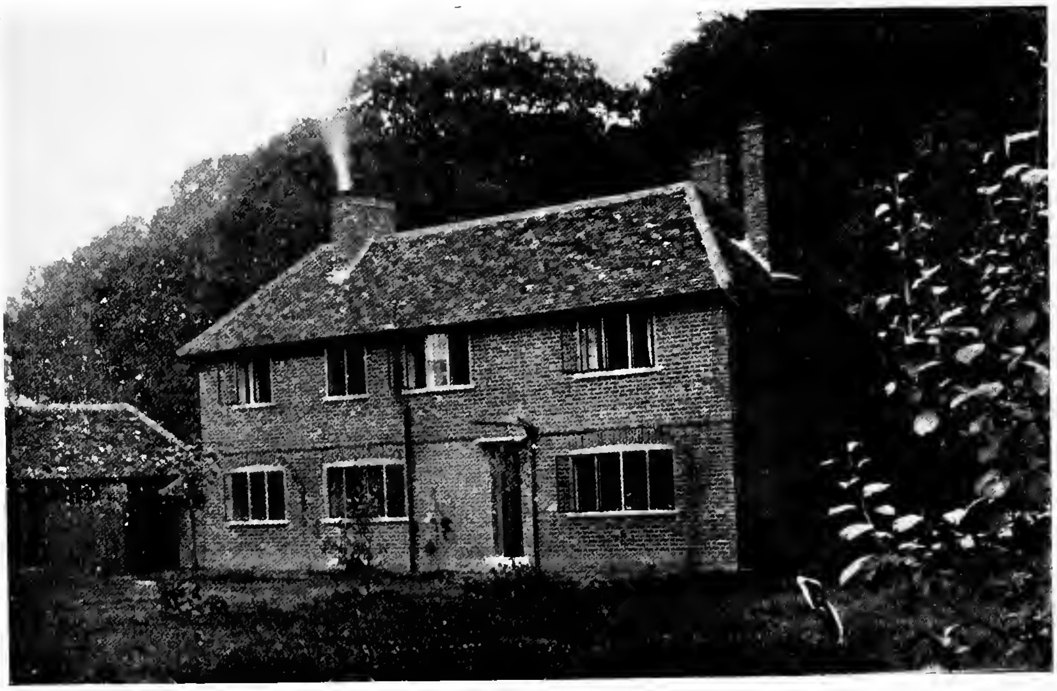
GROUND PLAN.



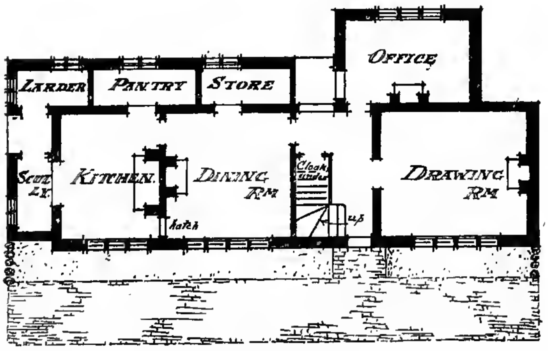
FIRST FLOOR PLAN.

SCALE OF 0 5 10 20 30 40 FEET.

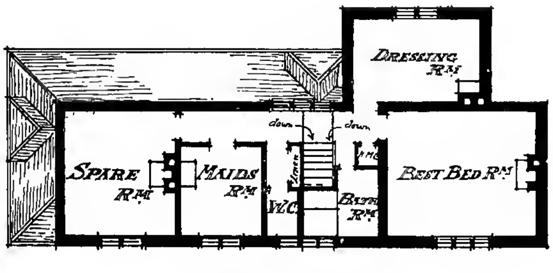
COTTAGES AT GIDEA PARK, ROMFORD. JONES, PHILLIPS, AND WHITBY, ARCHITECTS.



COTTAGE at DENHAM, BUCKS



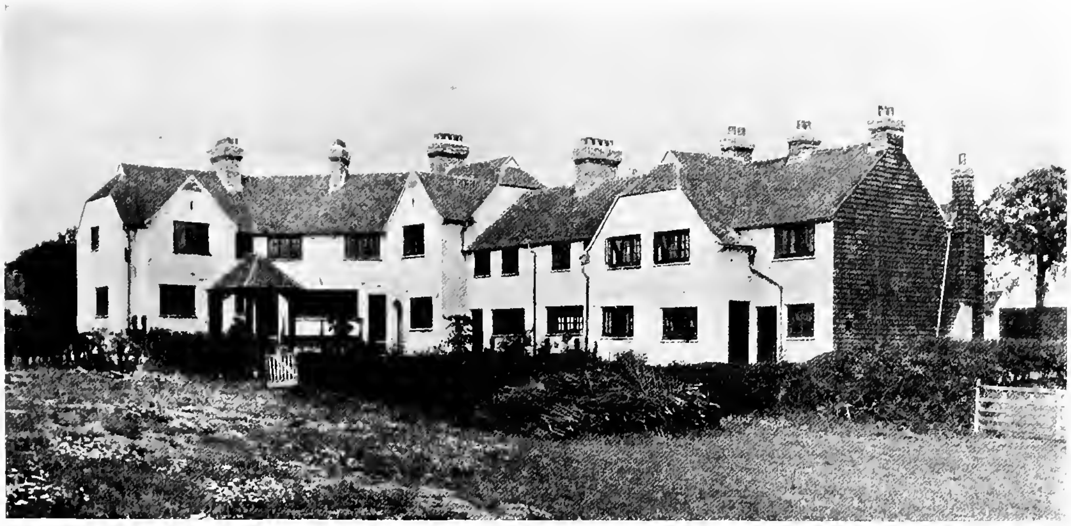
GROUND PLAN.

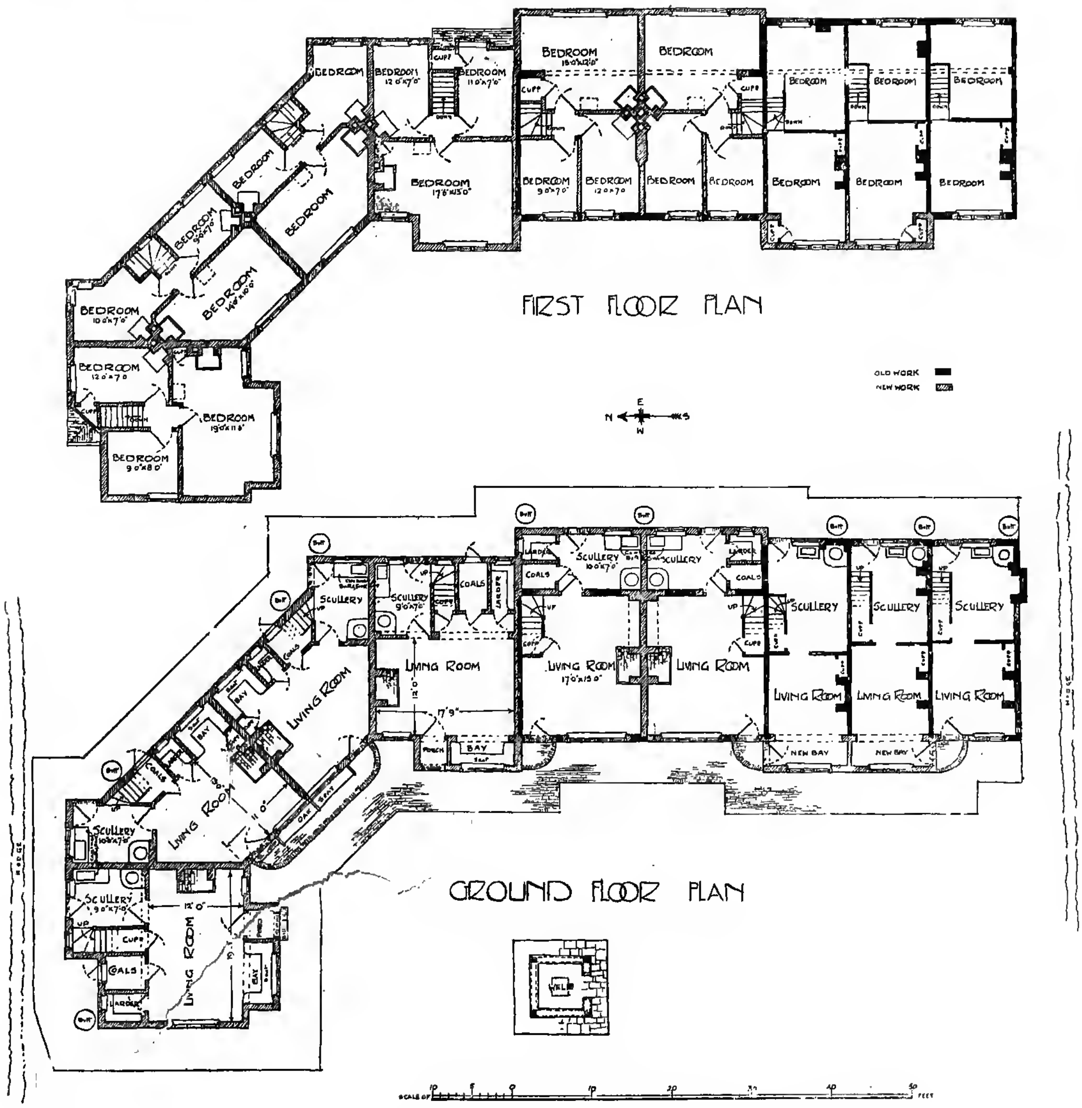


FIRST FLOOR.

Scale 10 5 0 10 20 of Feet

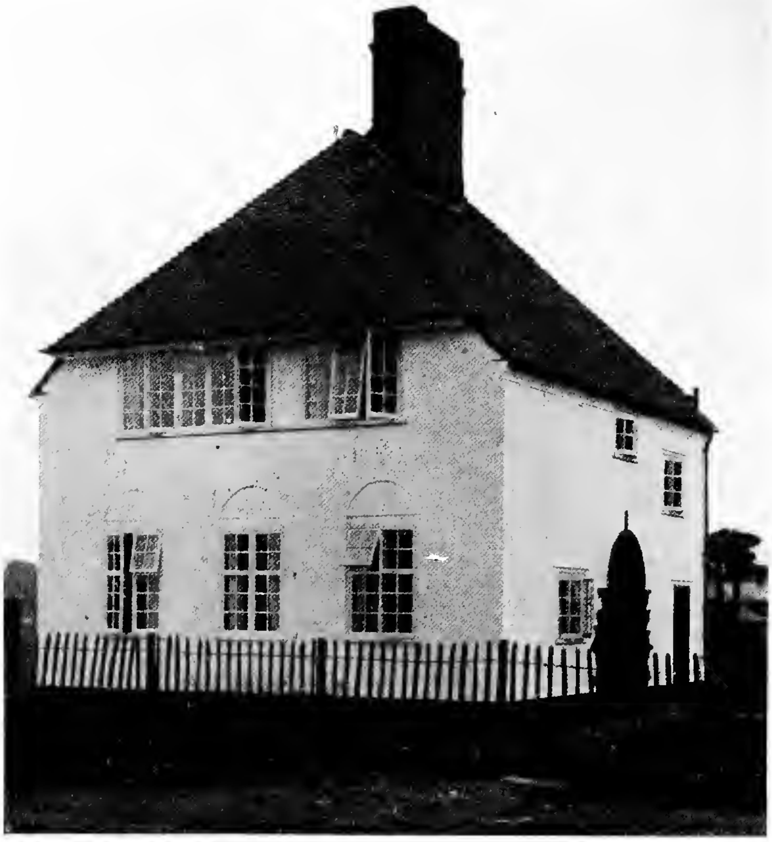
Francis Bacon, Archt.



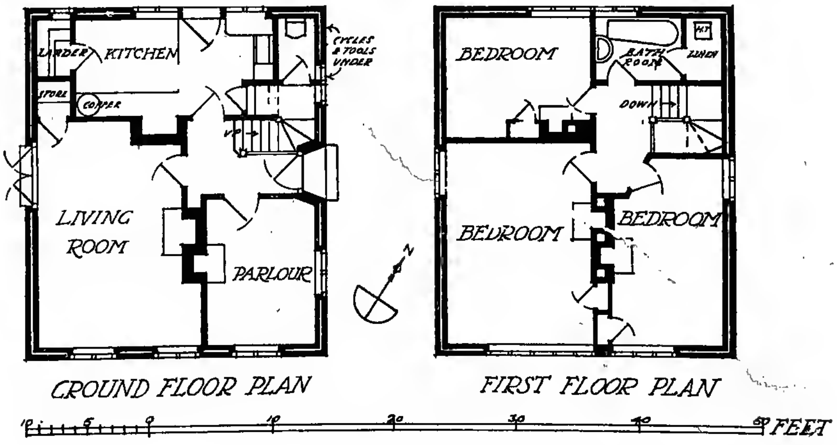


COTTAGES AT BALNEATH MANOR, NEAR LEWES, SUSSEX.

HEDLEY AND DOUGLAS POLLOCK, Lic.R.I.B.A. ARCHITECTS.



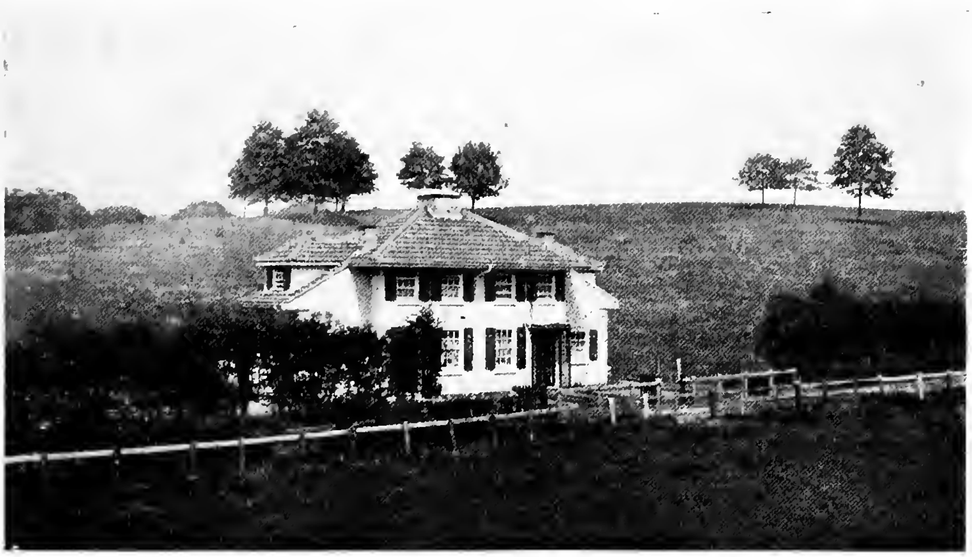
COTTAGE at BOREHAM WOOD, HERTS

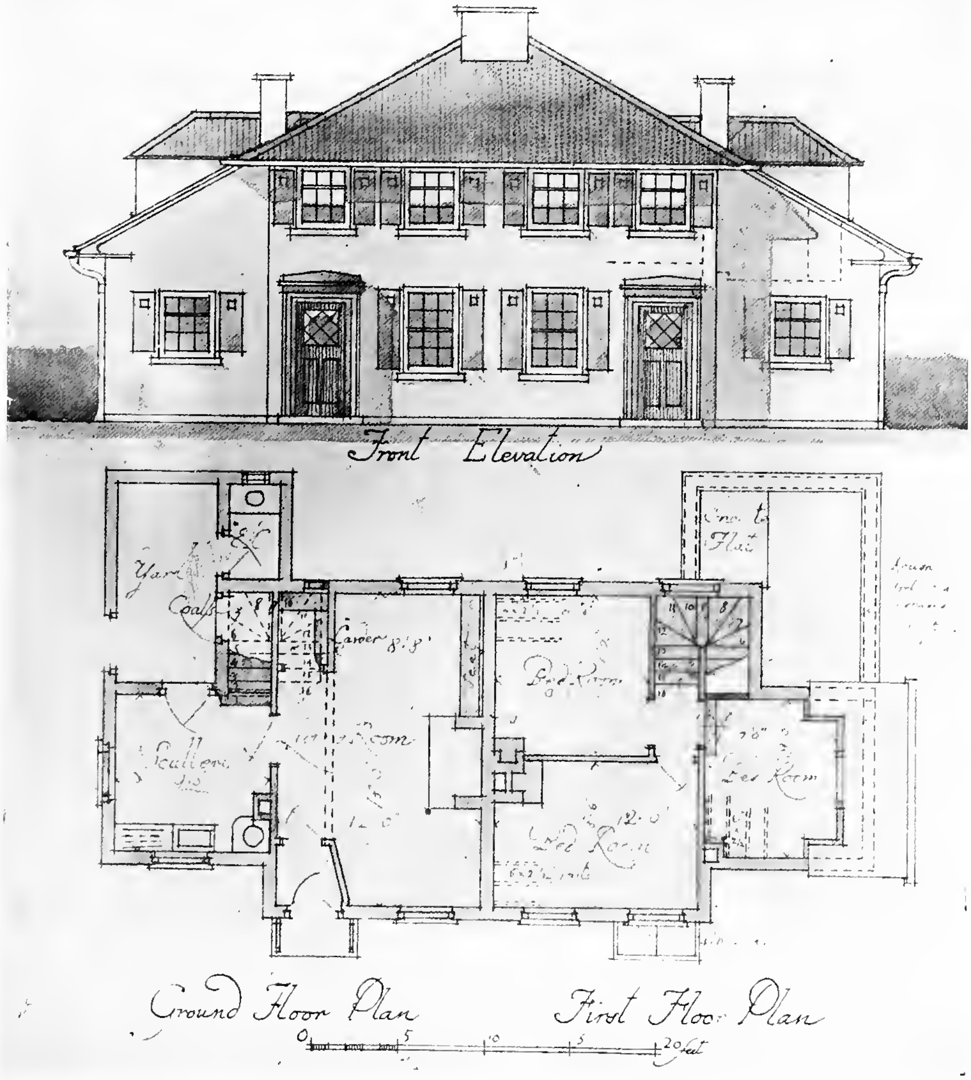


GROUND FLOOR PLAN

FIRST FLOOR PLAN

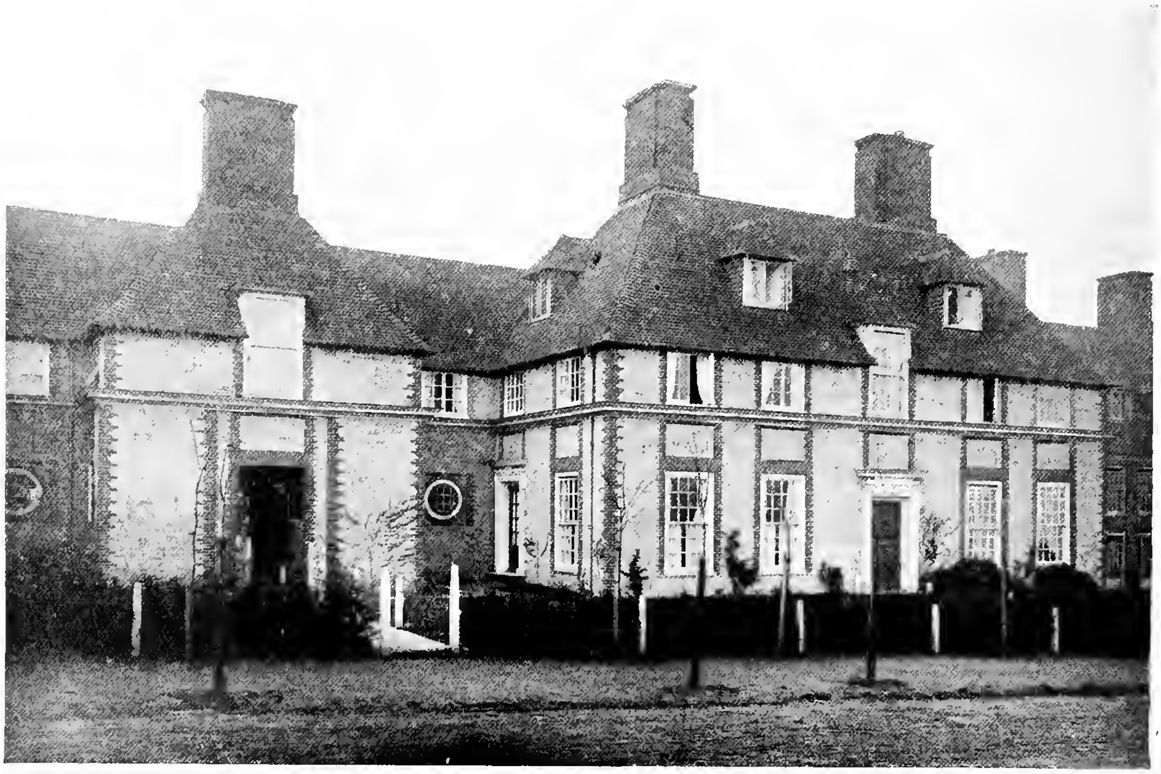
Edwin Gunn, Archt.



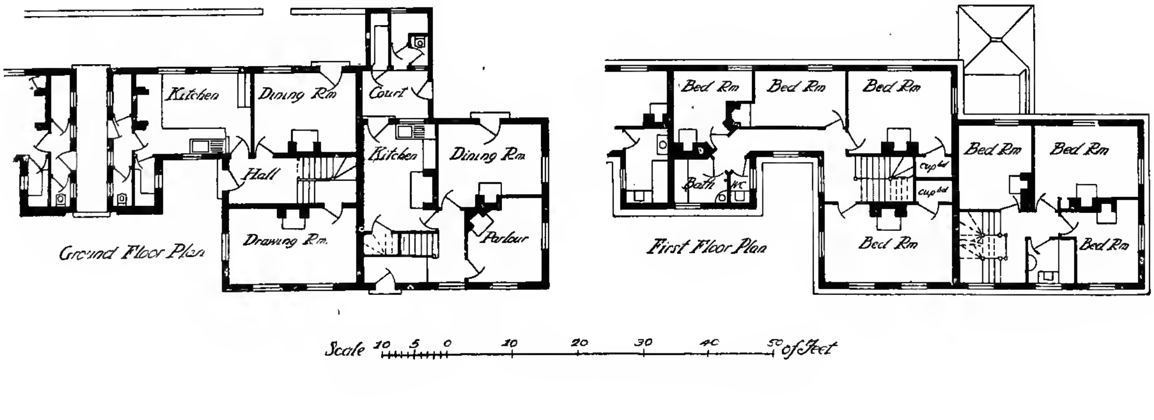


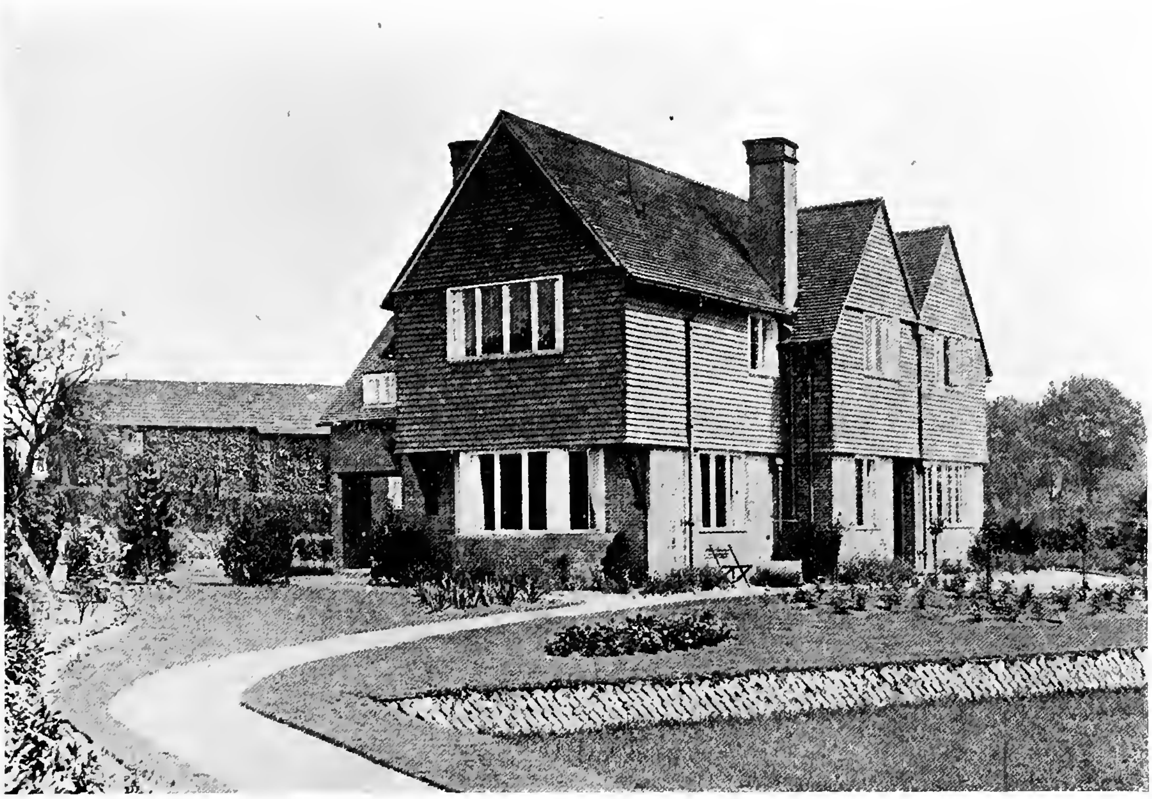
COTTAGES AT MOULDSWORTH, NEAR CHESTER.

PATRICK ABERCROMBIE, ARCHITECT.



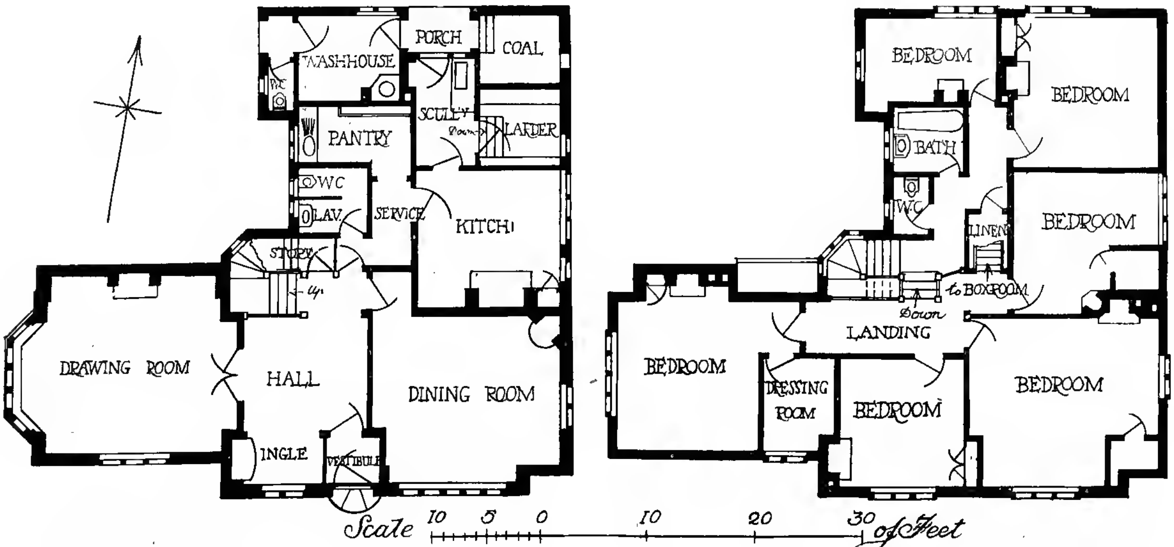
HOUSES in ERSKINE HILL
HAMPSTEAD GARDEN SUBURB   E.L. LUTYENS. F.R.I.B.A. ARCHT.





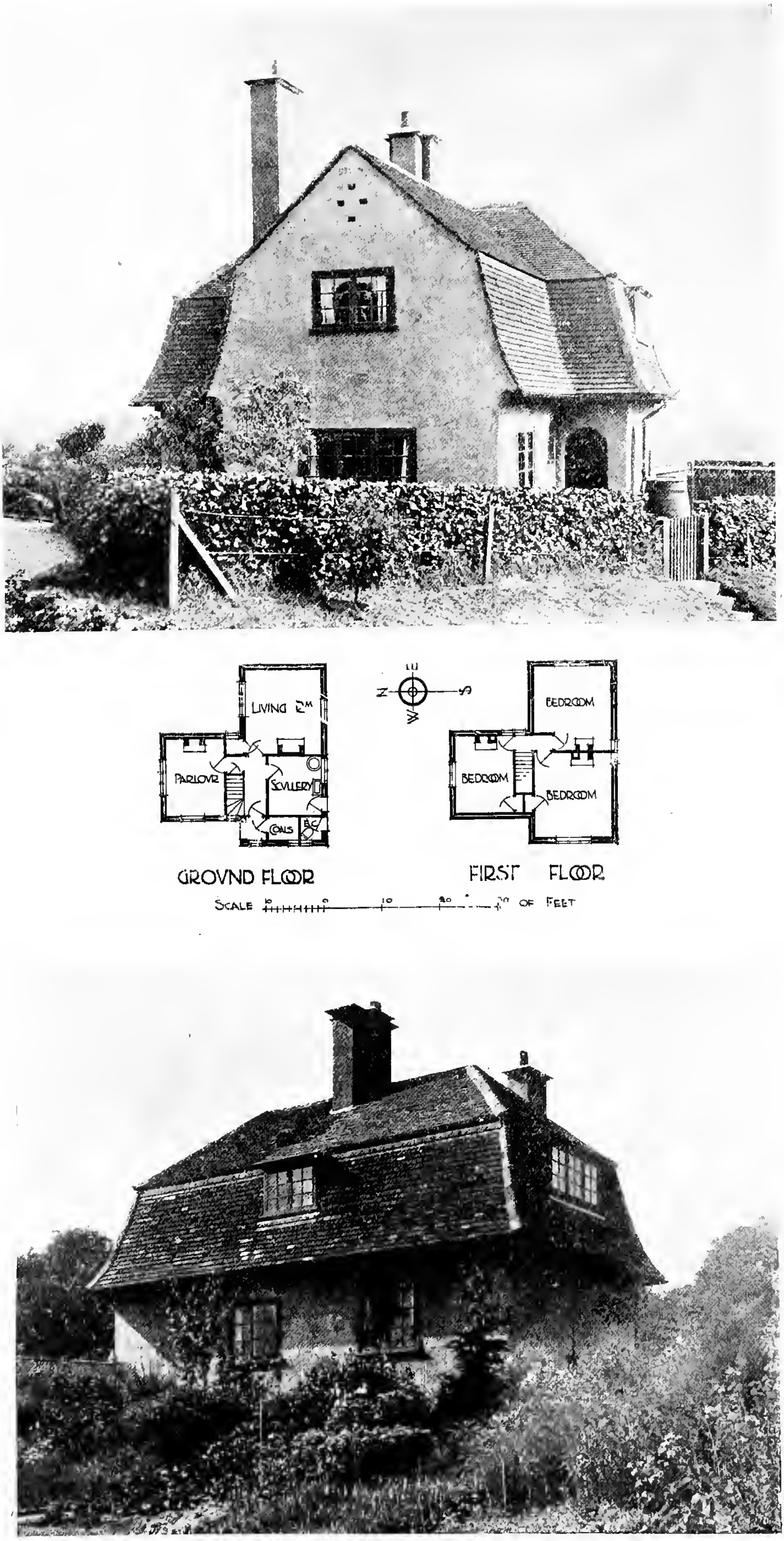
HOUSE at HALE, CHESHIRE.

FRANK B. DUNKERLEY, F.R.I.B.A., ARCHT.

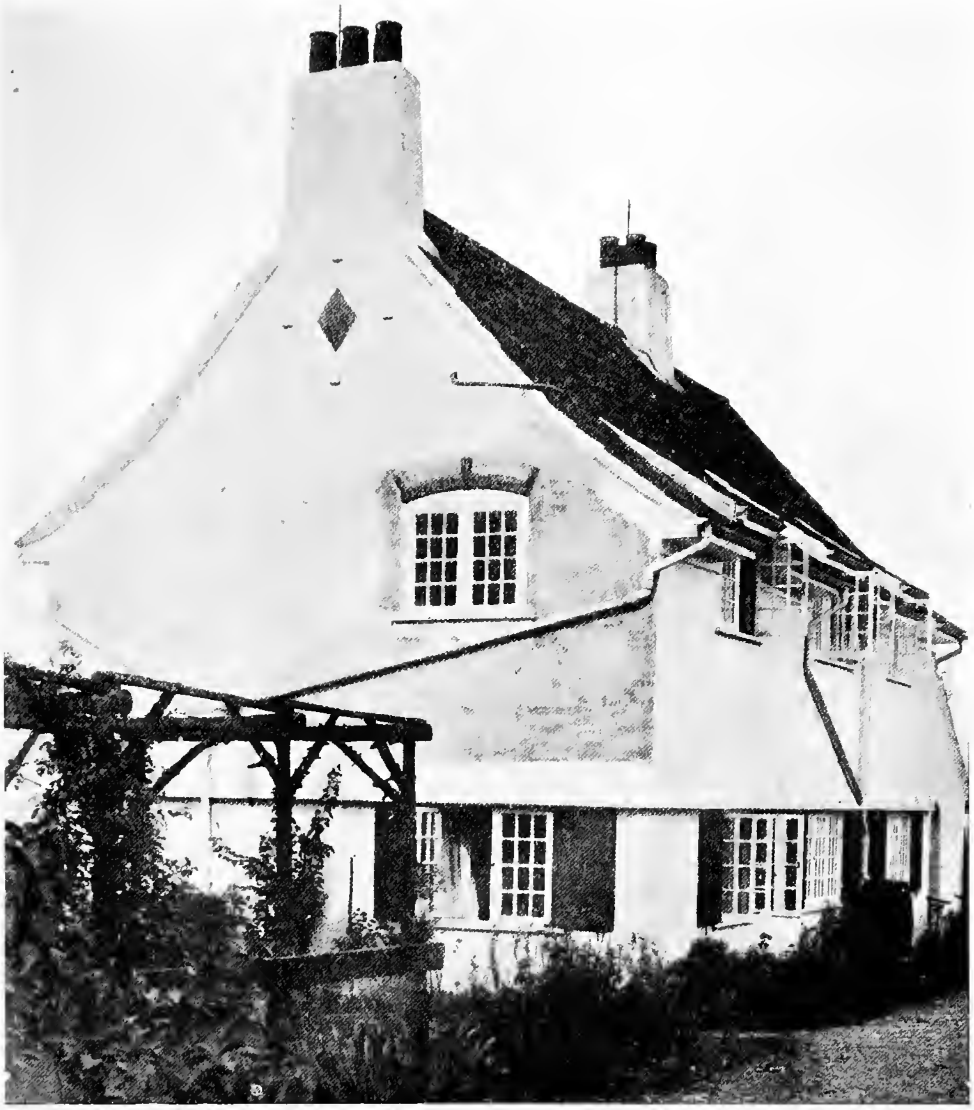


GROUND FLOOR PLAN

FIRST FLOOR PLAN

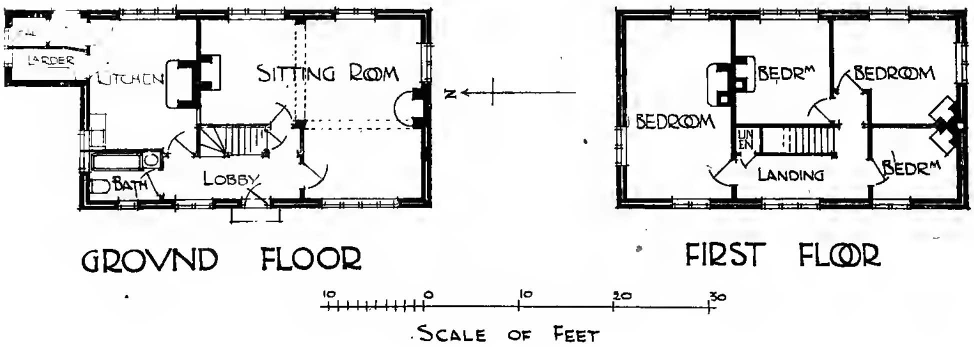


GARDENER'S LODGE, OXFORD. CLOUGH WILLIAMS-ELLIS, ARCHITECT.



LARKESBEARE" near OXFORD

Clough Williams-Ellis, Archt.



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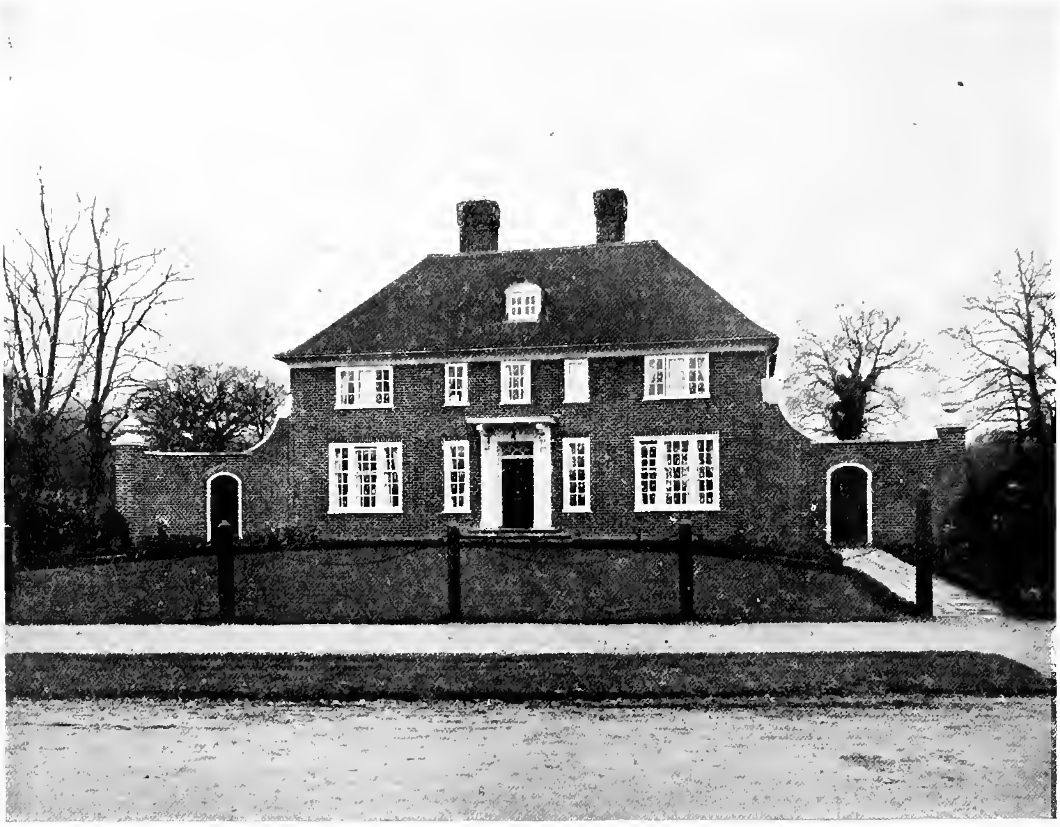
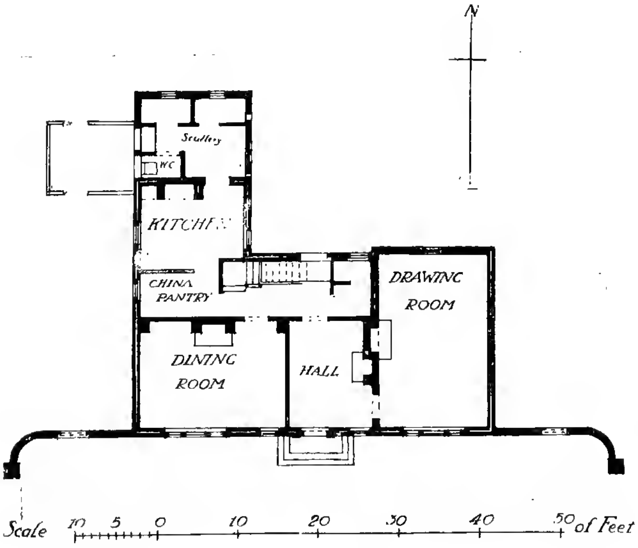
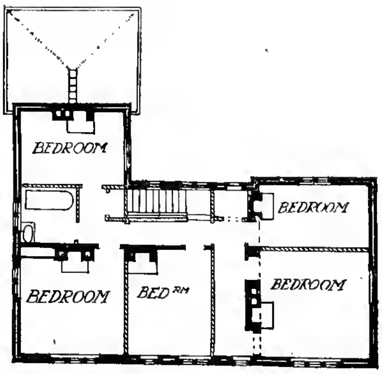
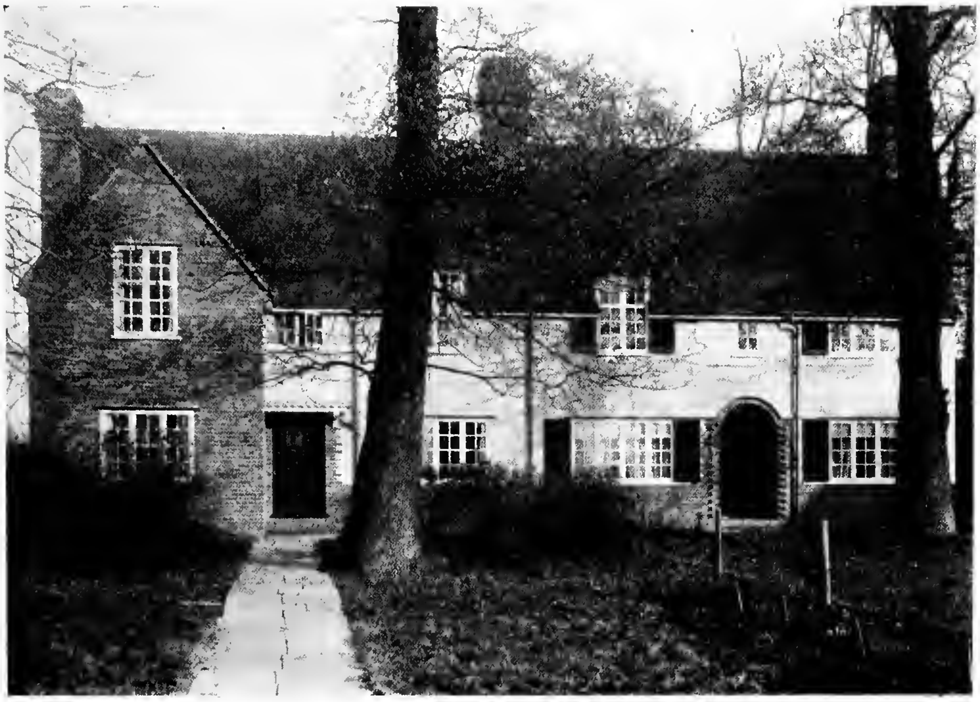


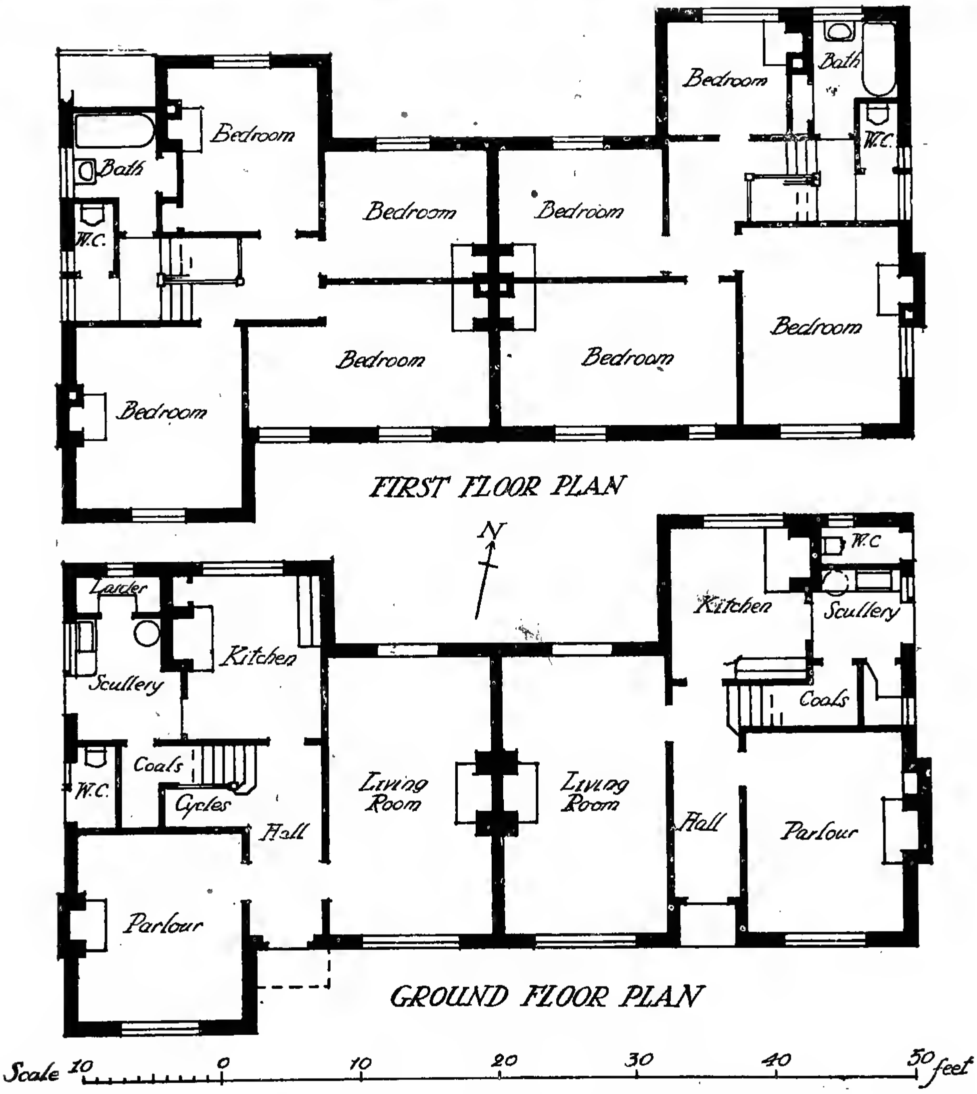
HOUSE AT ESHER PARK, SURREY



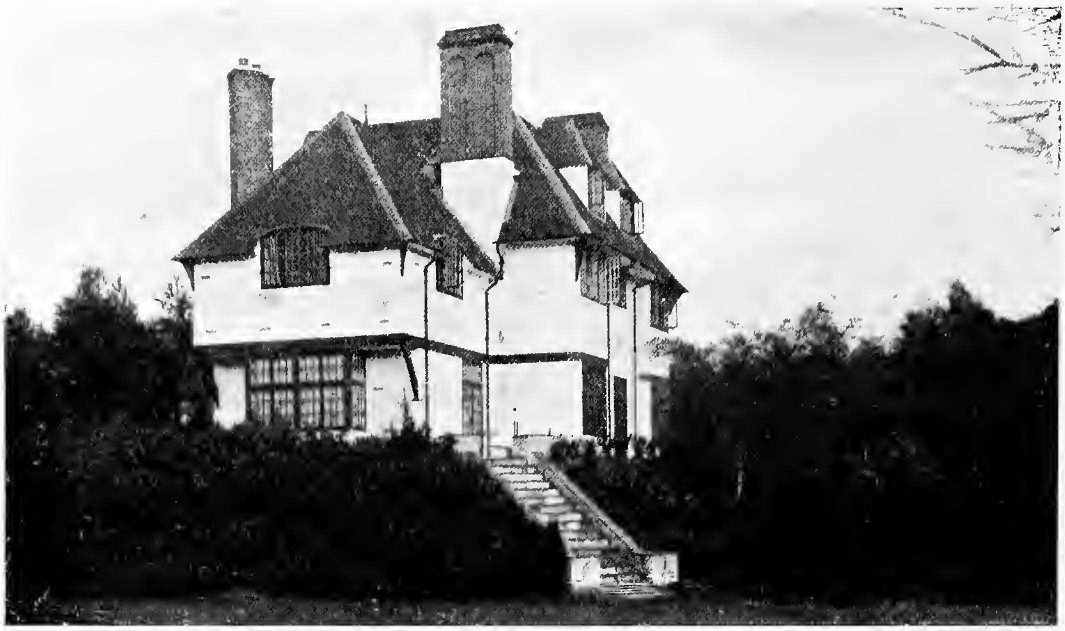


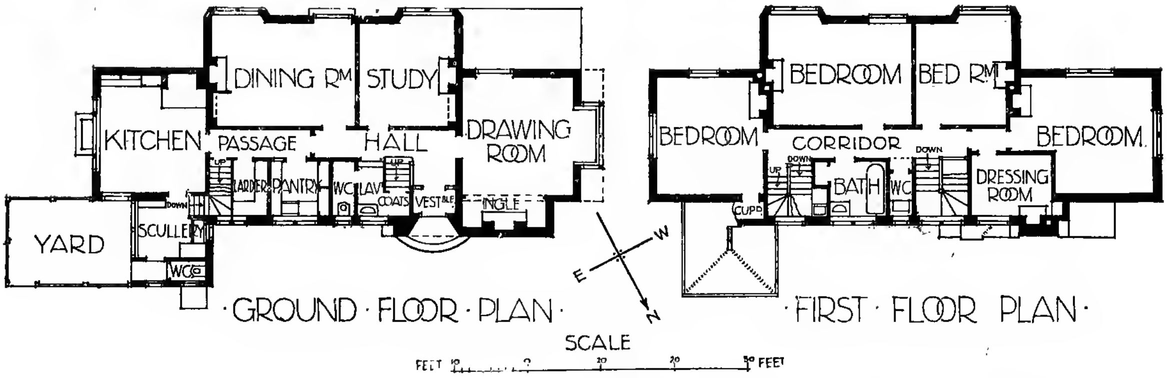
GEOFFRY LUCAS, F.R.I.B.A., and
ARTHUR LODGE, A.R.I.B.A., Archts.

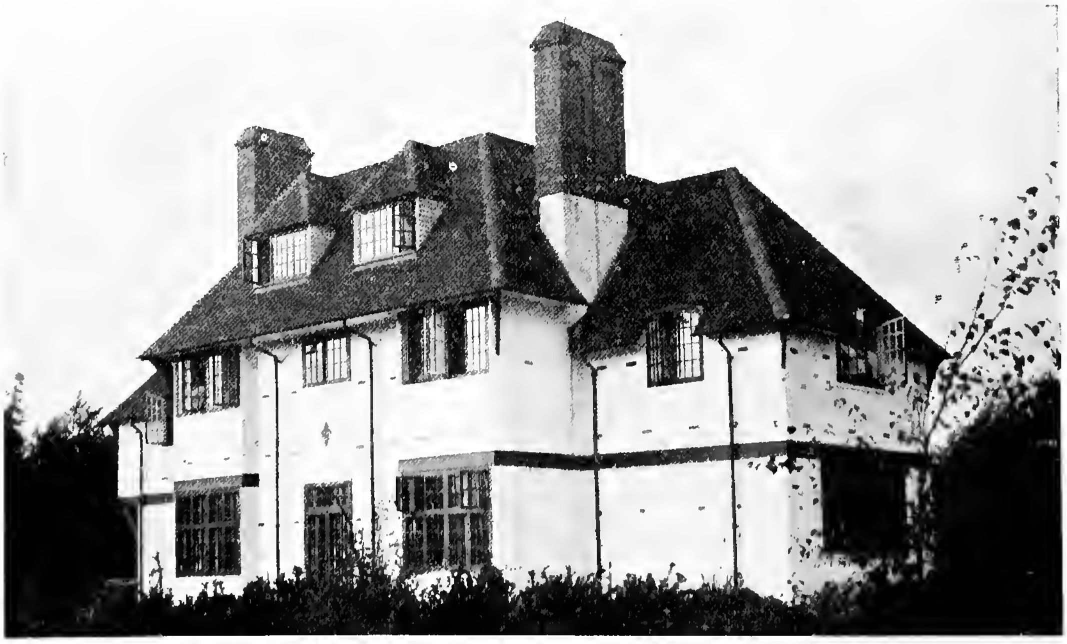




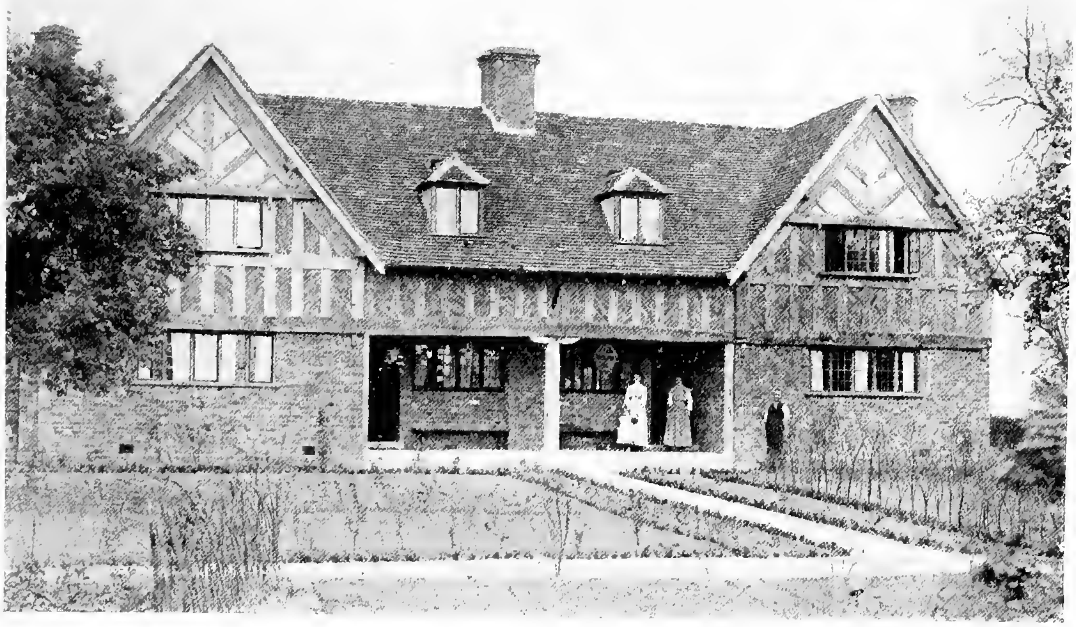
COTTAGES AT RUISLIP. EDWIN GUNN, A.R.I.B.A., ARCHITECT.

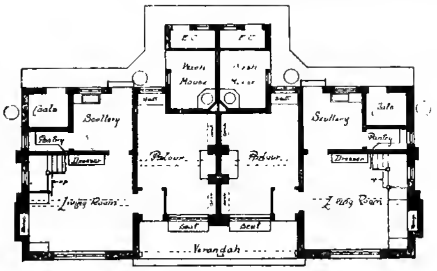




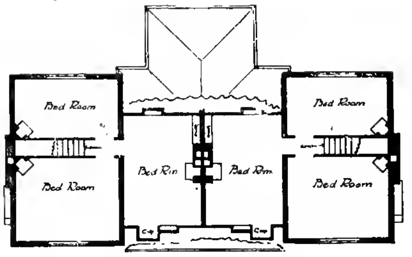


"SEATON HOUSE," CAMBERLEY, SURREY. H. R. AND B. A. POULTER, ARCHITECTS.

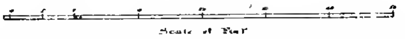


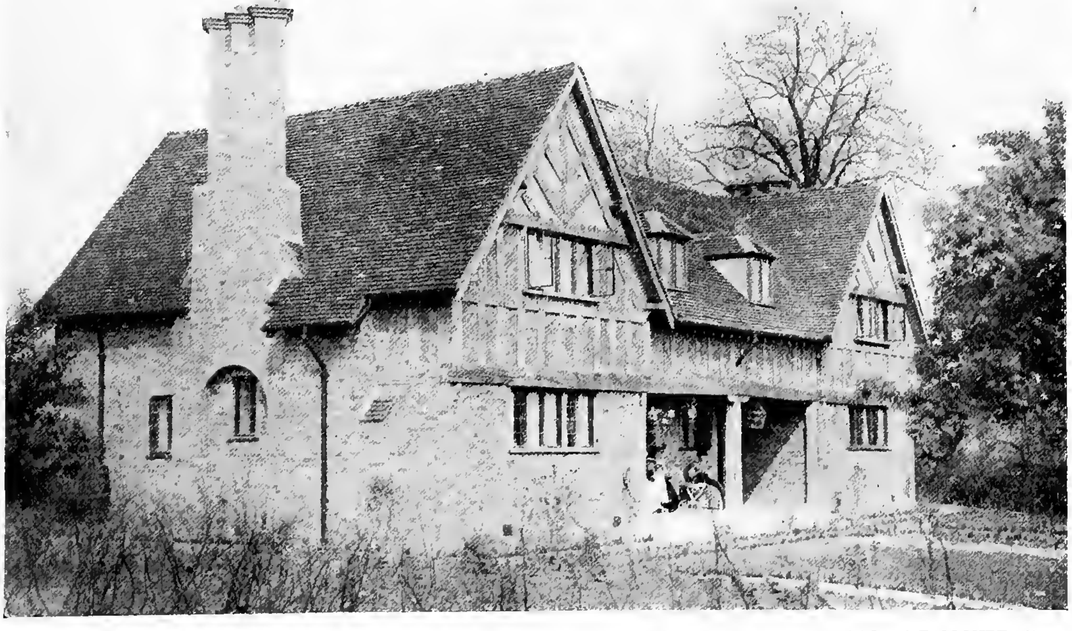


GROUND FLOOR

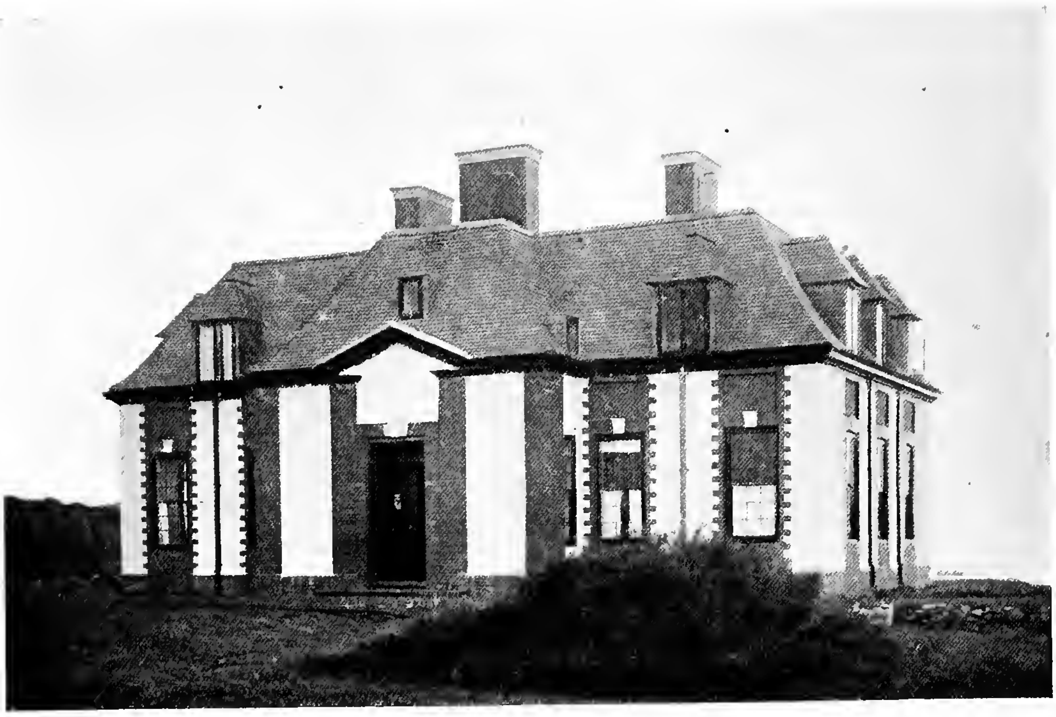


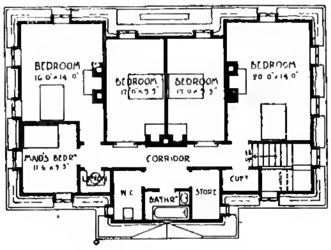
FIRST FLOOR



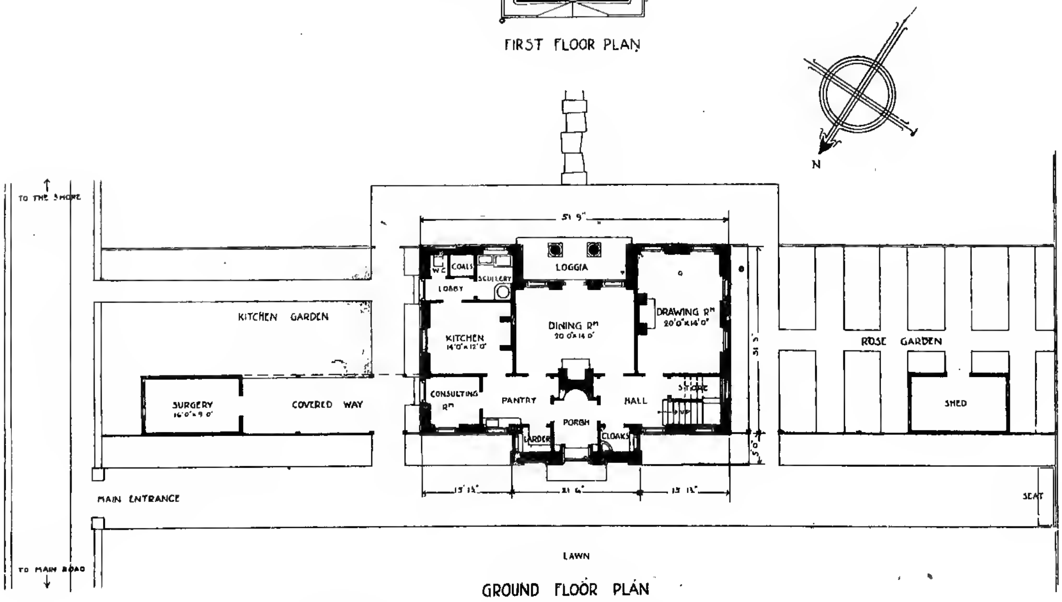


COTTAGES AT BERKSWELL, WARWICKSHIRE. C. M. C. ARMSTRONG, ARCHITECT.

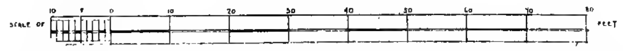




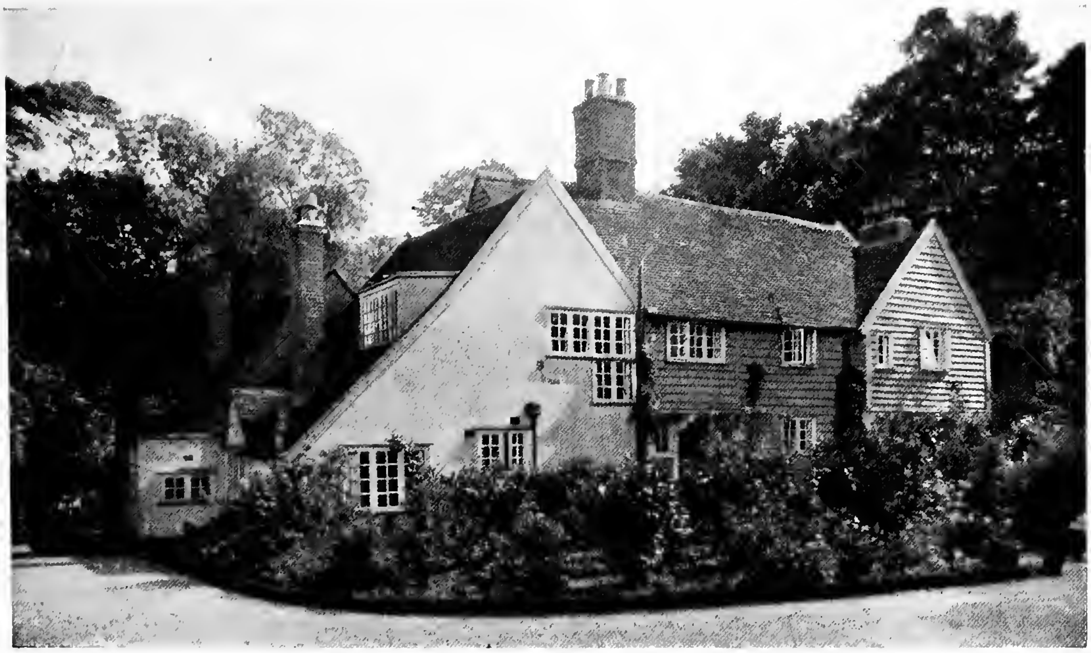
FIRST FLOOR PLAN

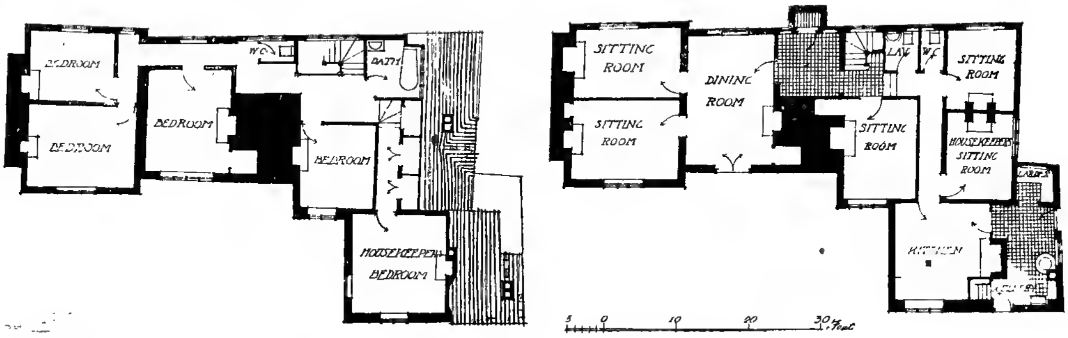


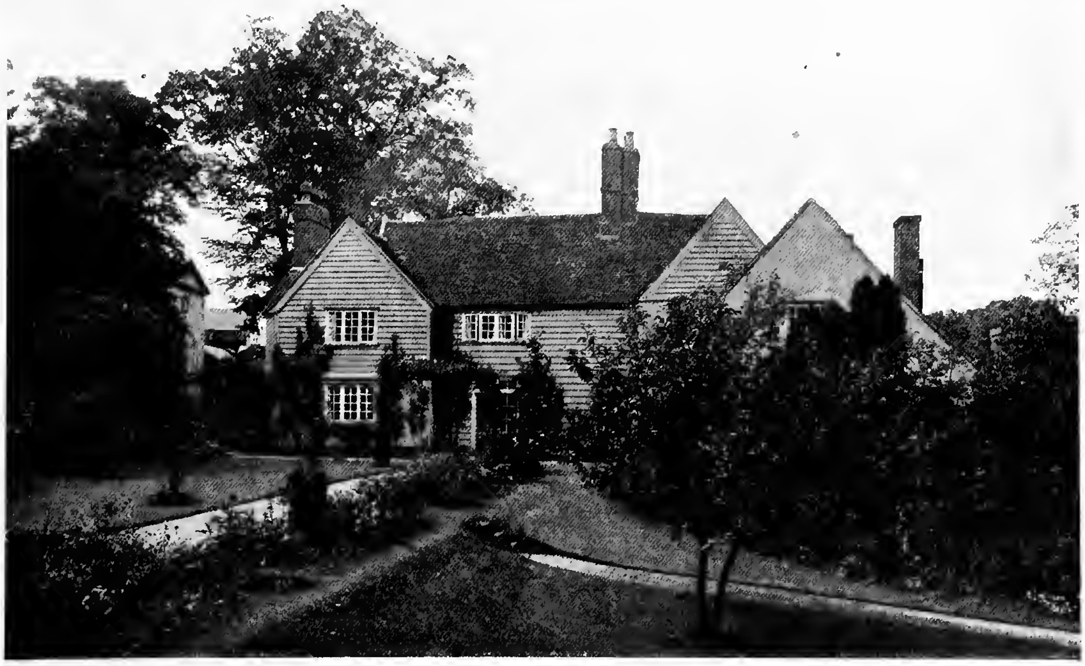
GROUND FLOOR PLAN



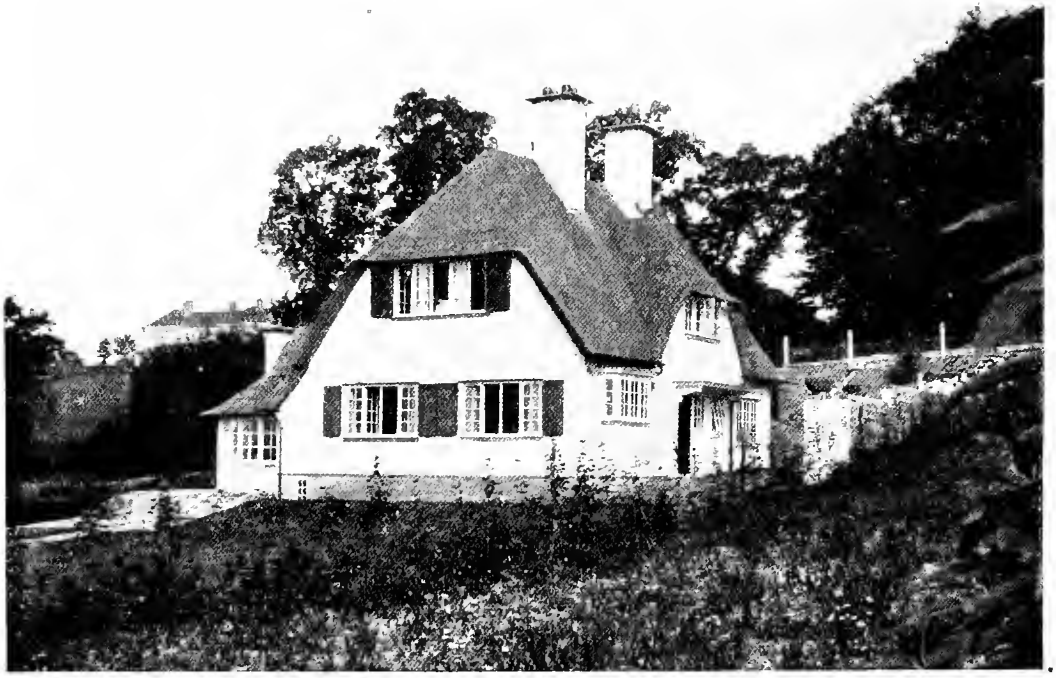
HOUSE AT ABERSOCH, CARNARVONSHIRE. WILLIAM WANDS, ARCHITECT.



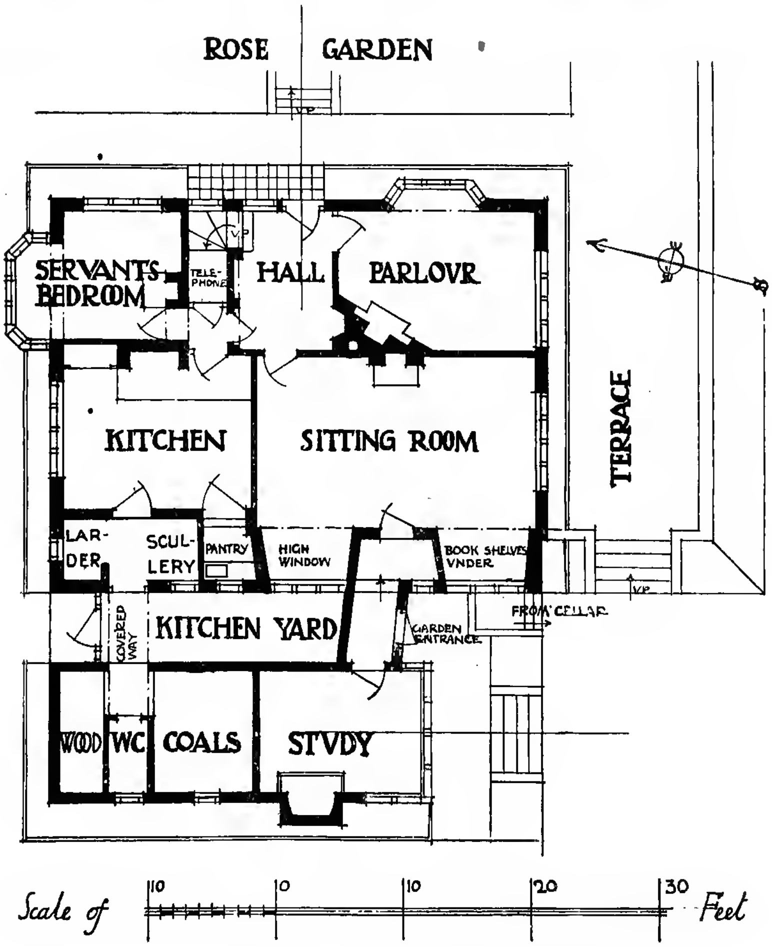




"THE GROVE," MILL HILL, MIDDLESEX. STANLEY HAMP, A.R.I.B.A., ARCHITECT.

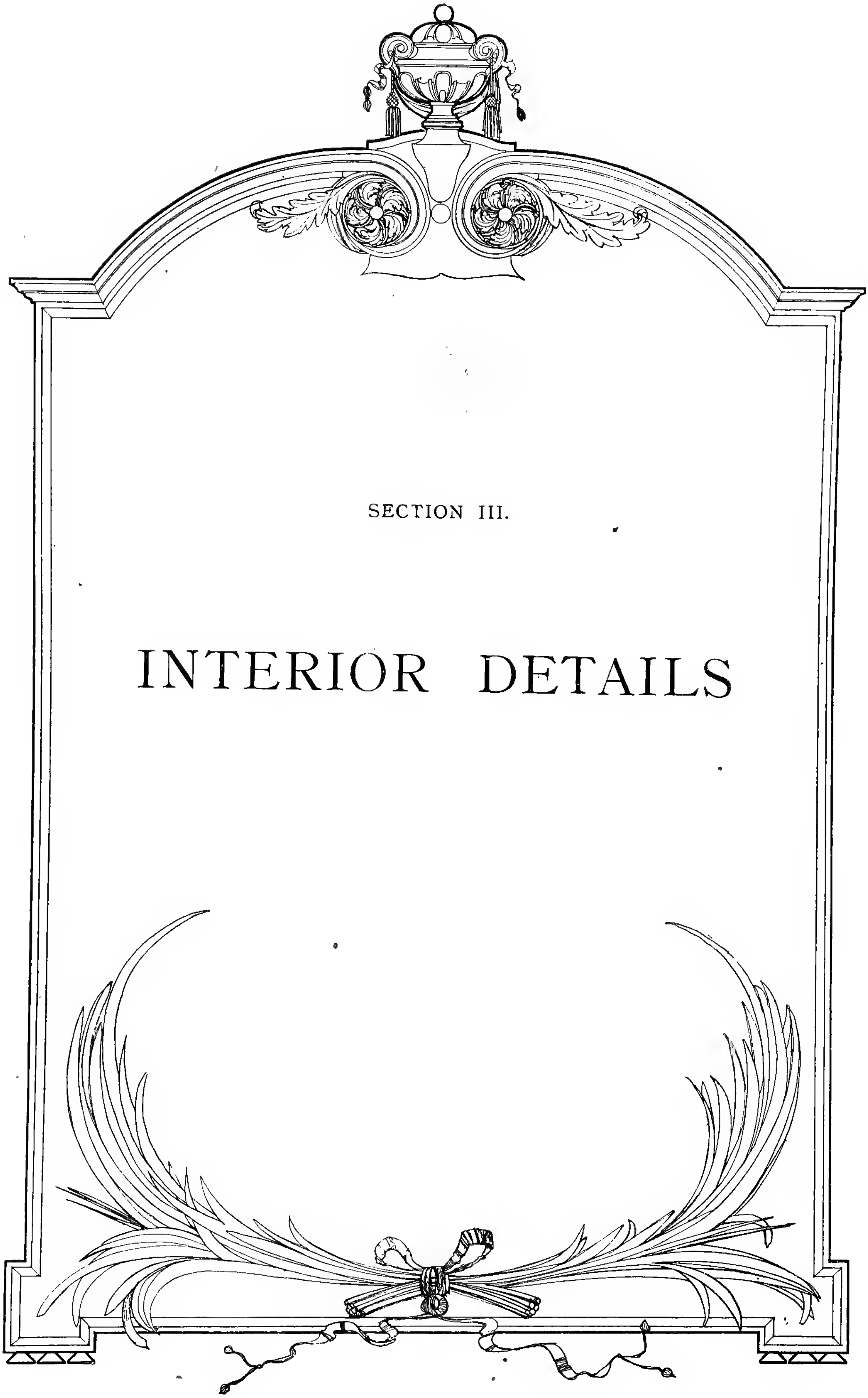


View from South-East.



Ground-Floor Plan.

"SOUTH HILL," HOOK HEATH, WOKING. HORACE FIELD, F.R.I.B.A., ARCHITECT.

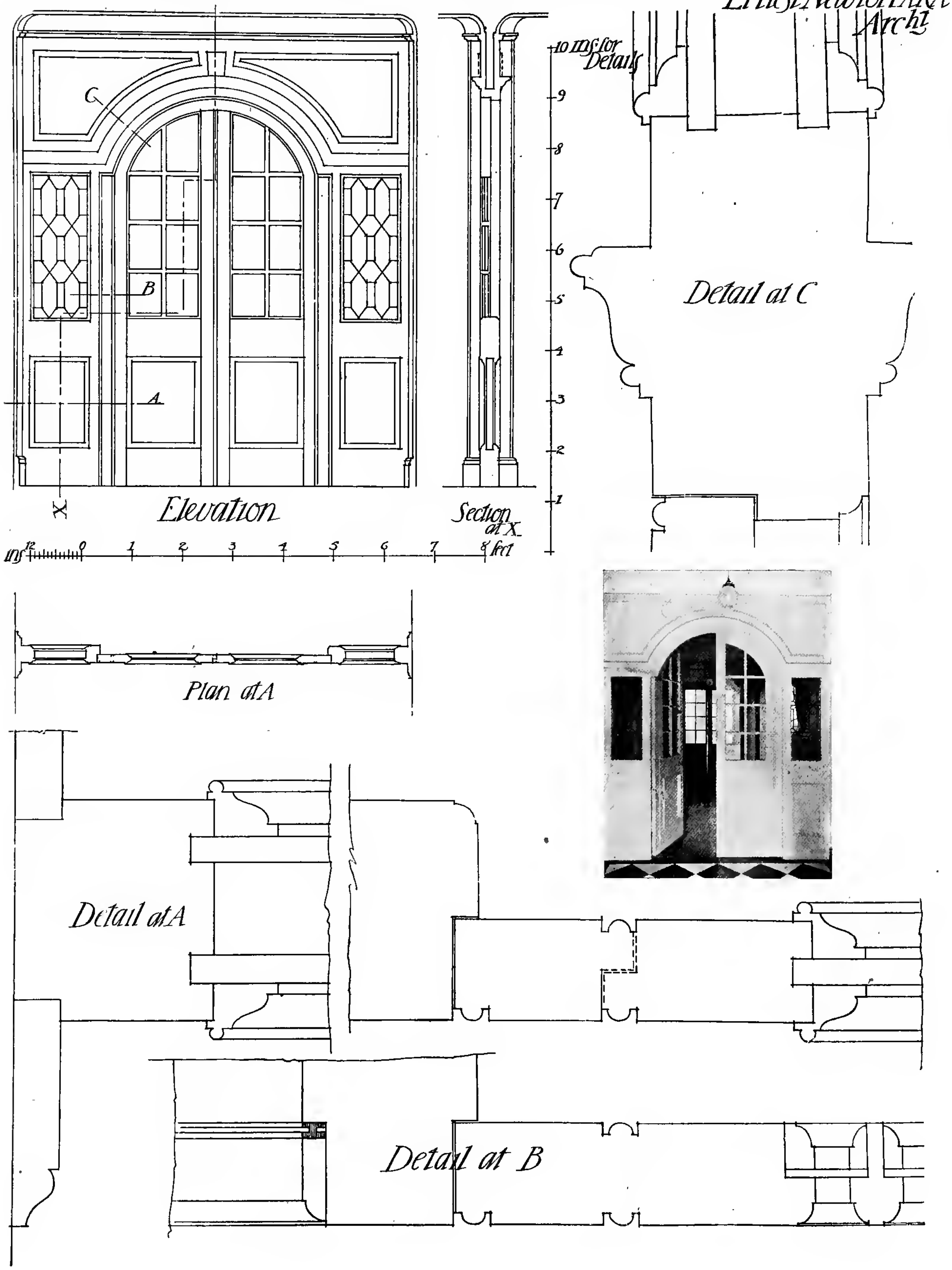


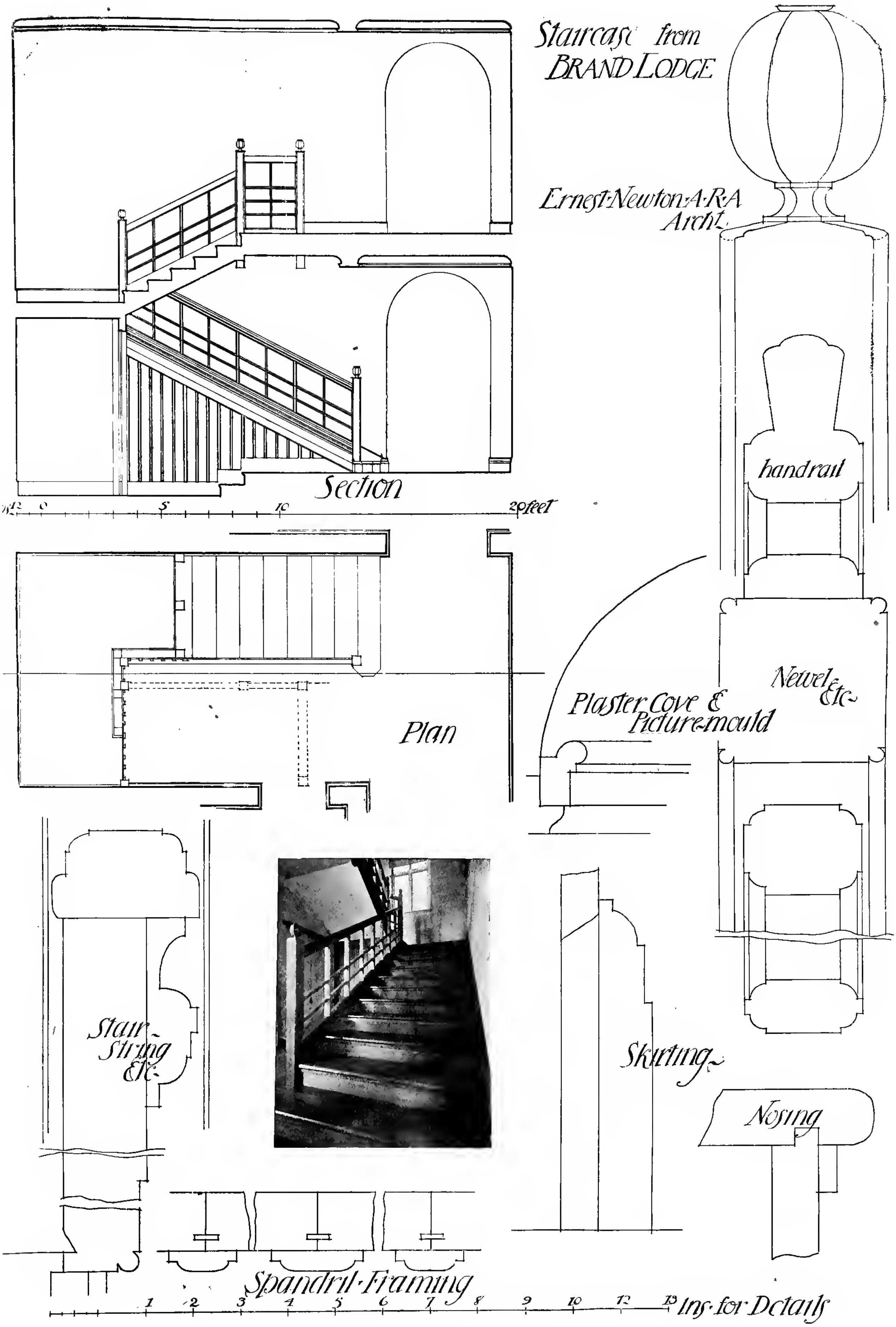
SECTION III.

INTERIOR DETAILS

BRAND LODGE VESTIBULE SCREEN

Ernest Newton A.R.A. Archt

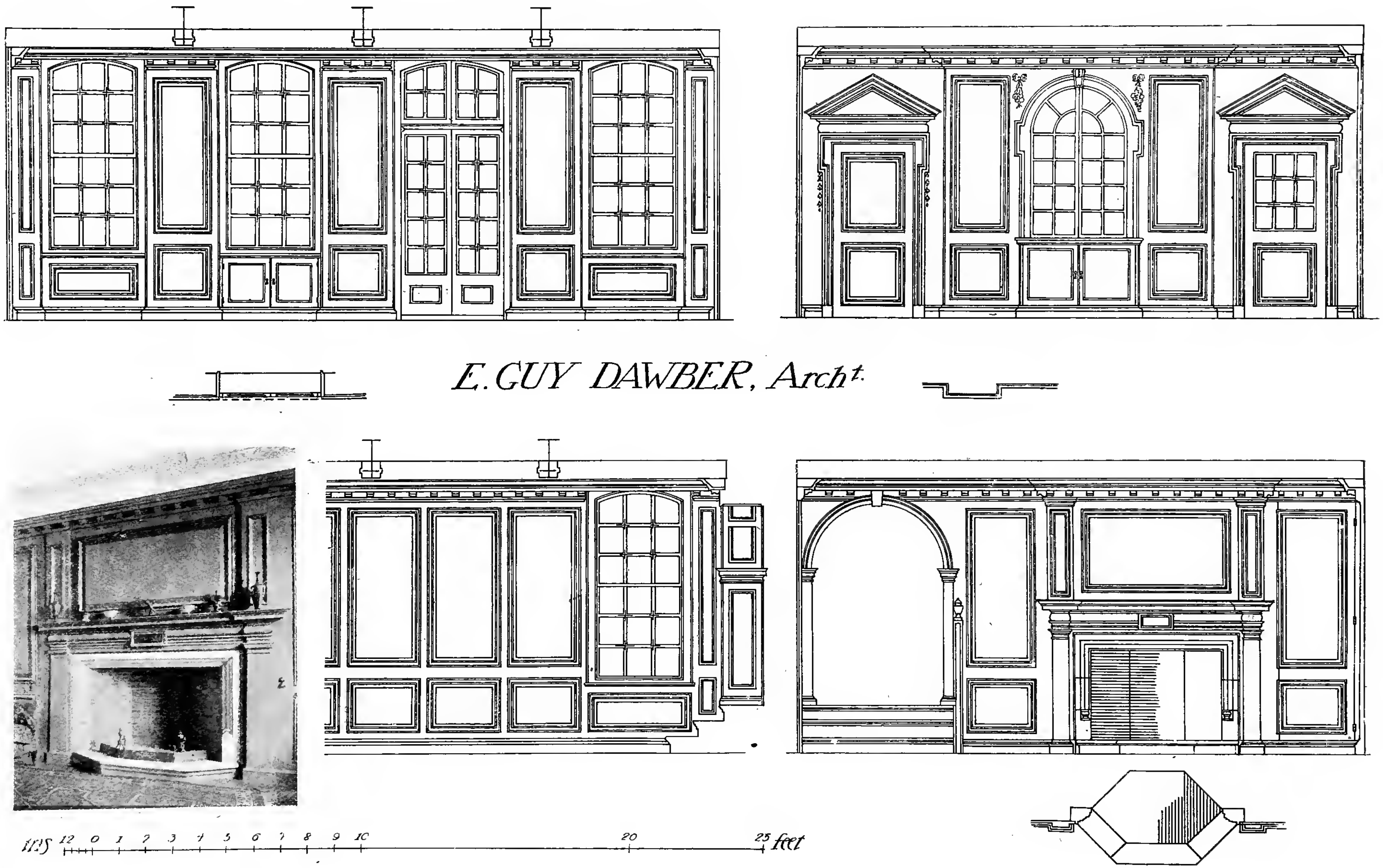




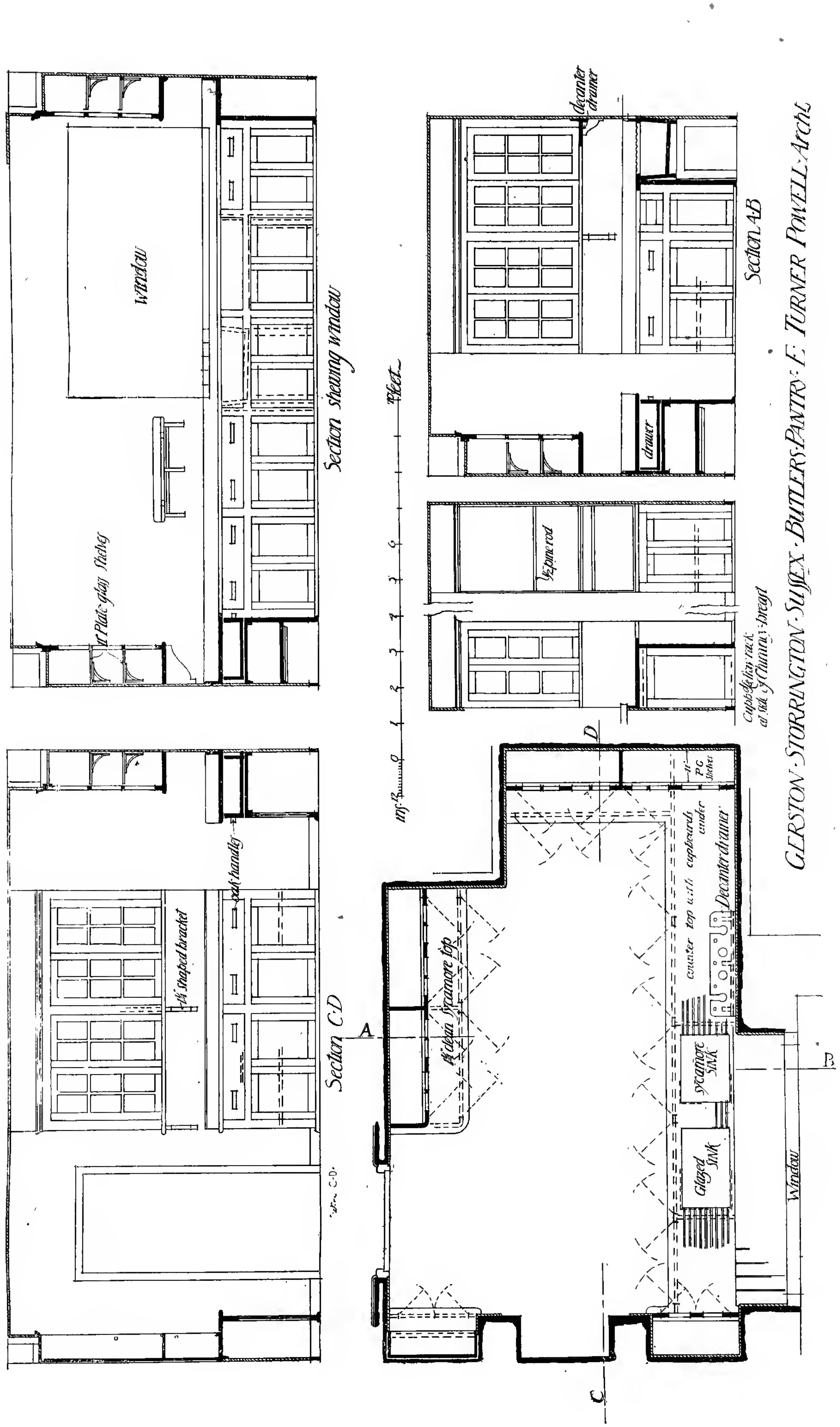
Staircase from BRAND LODGE

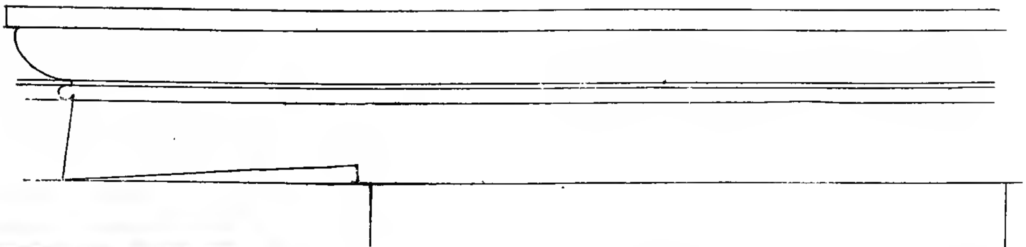
Ernest Newton A.R.A. Archt.

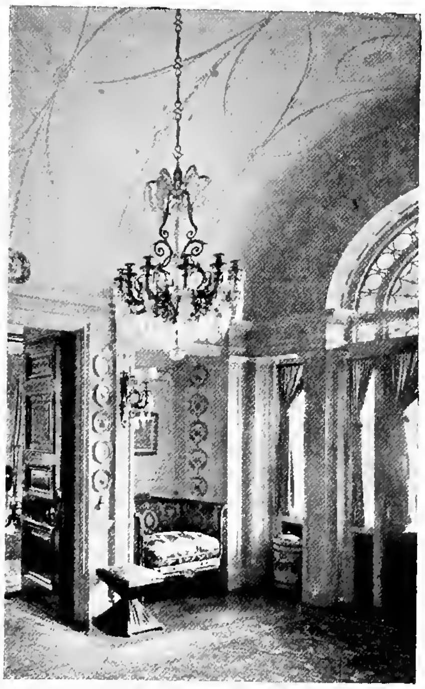
HALL AT CONKWELL GRANGE, WILTS

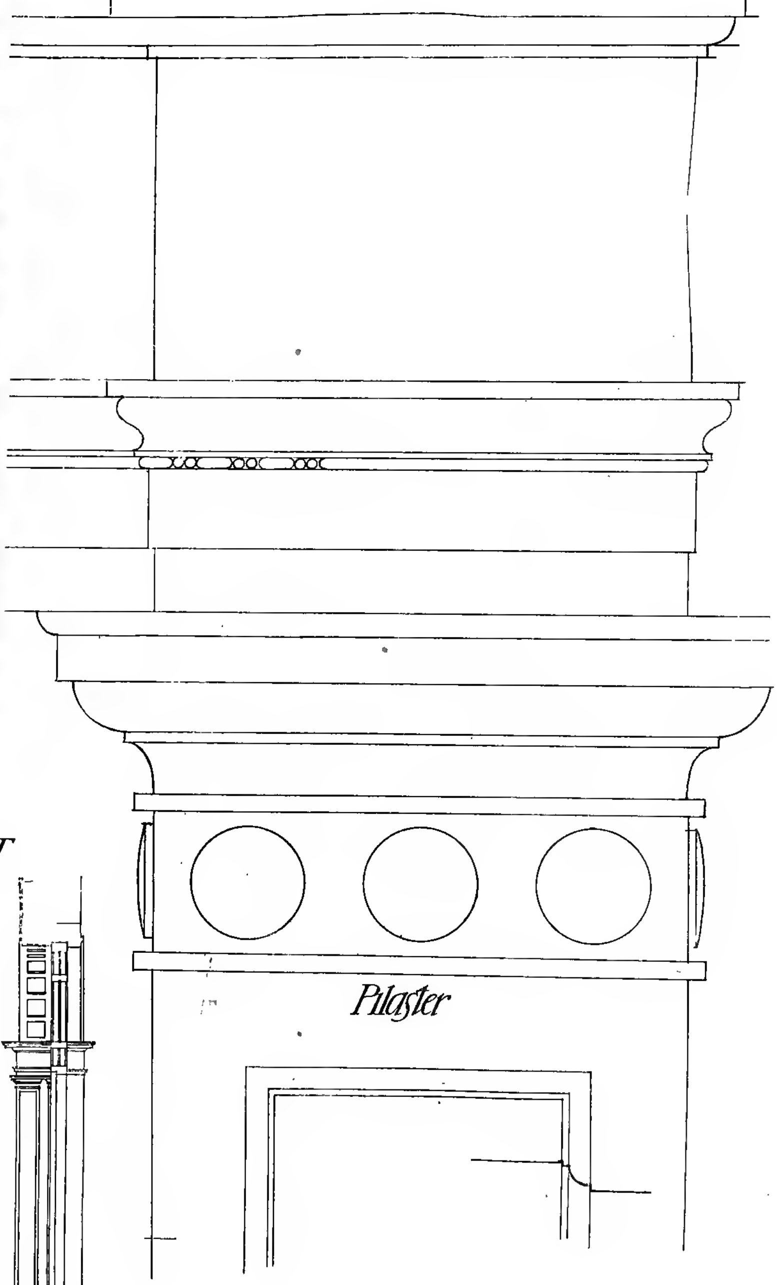


E. GUY DAWBER, Archt.

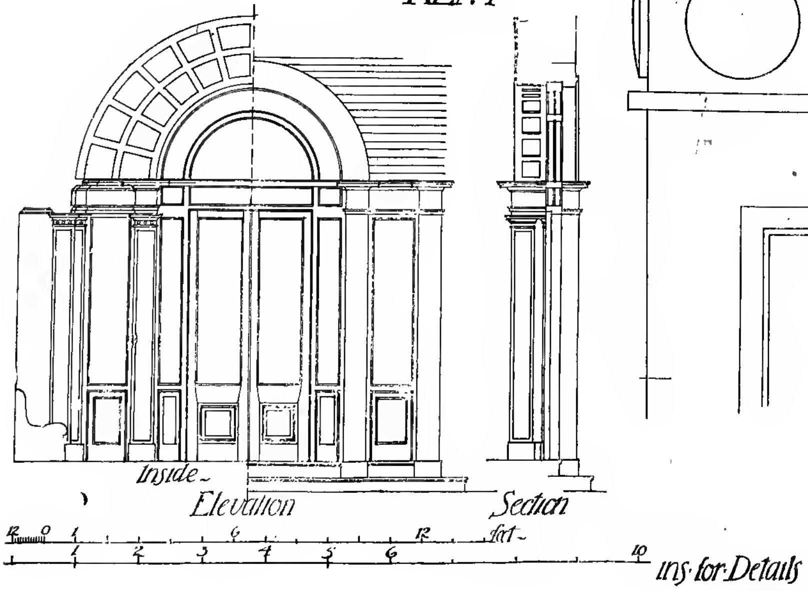

GERSTON · STORRINGTON · SUSSEX · BUTLERS·PANTRY · F: TURNER POWELL · Archt.



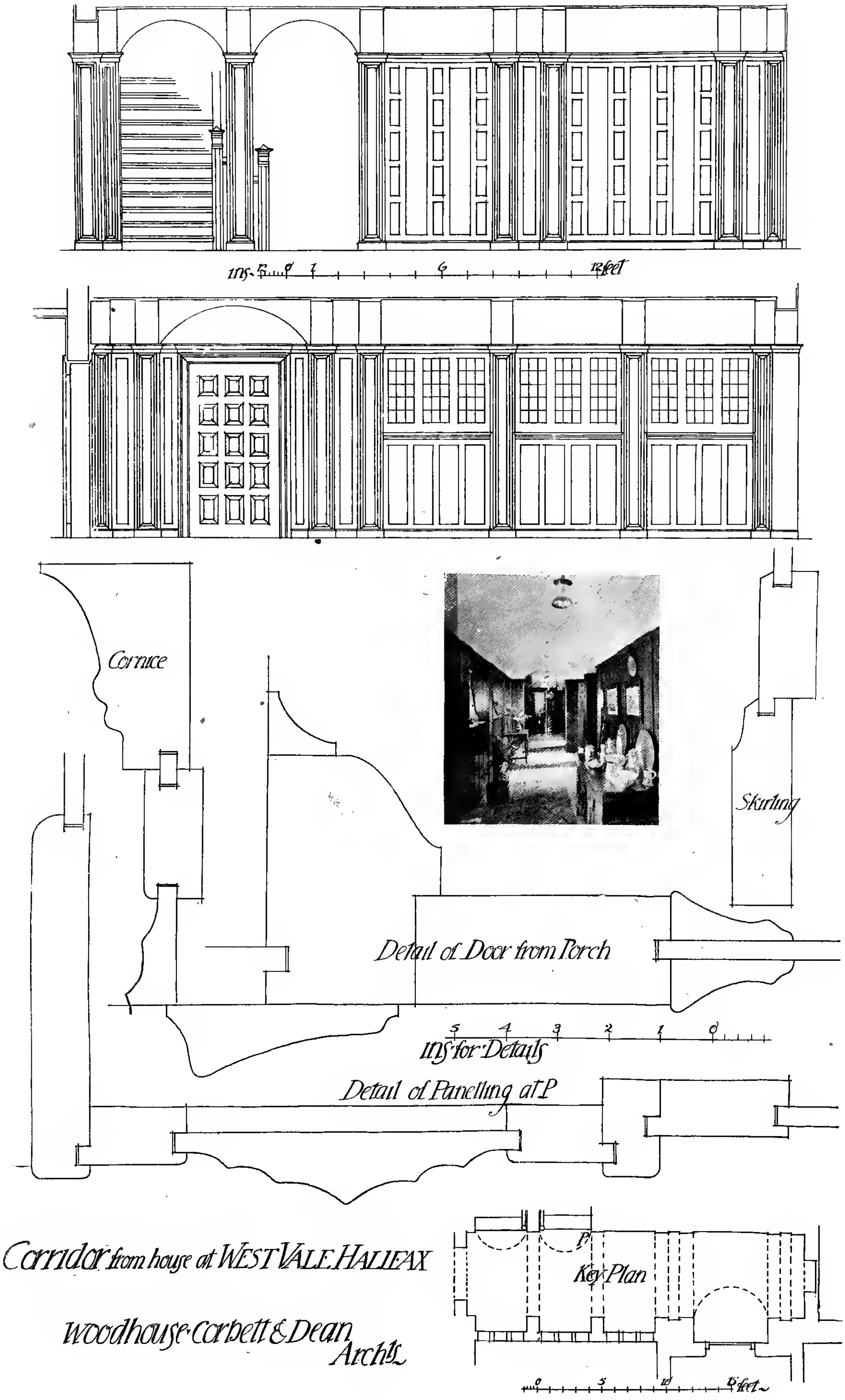




GARDEN·DOOR·
Angley·Park·Cranbrook·
KENT



Mervyn Macartney
Archt

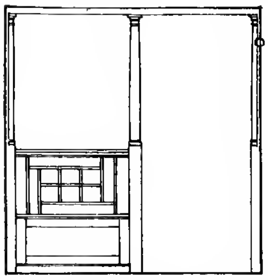


Corridor from house at WEST VALE HALIFAX

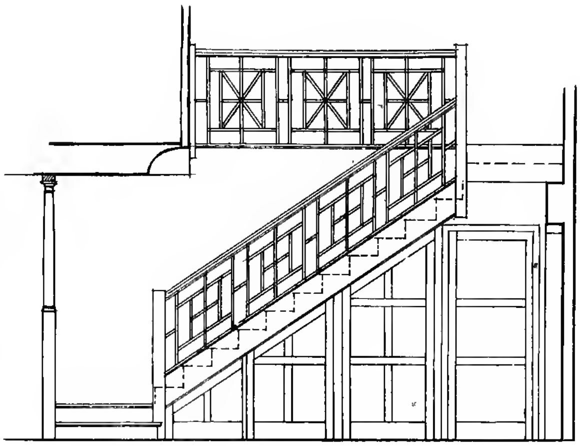
Woodhouse Corbett & Dean
Archts

Staircase from the SHIP Golders Green

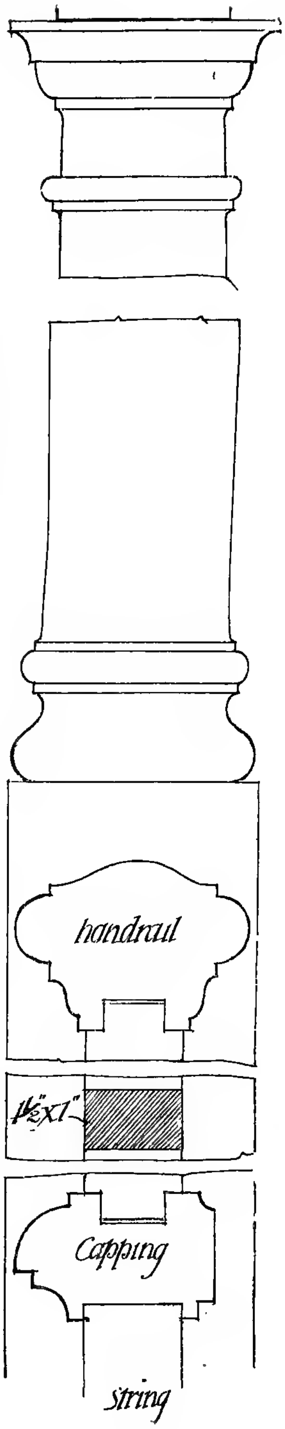
J.M.W. Halley Archt.

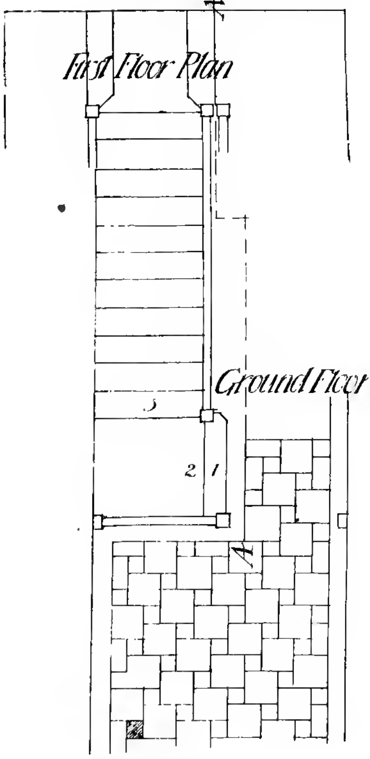


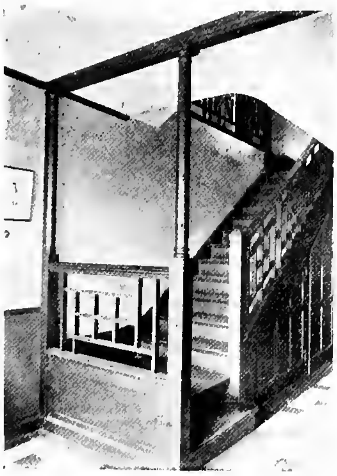
Elevation of Screen

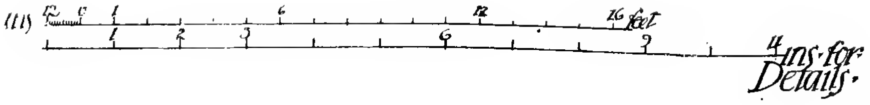


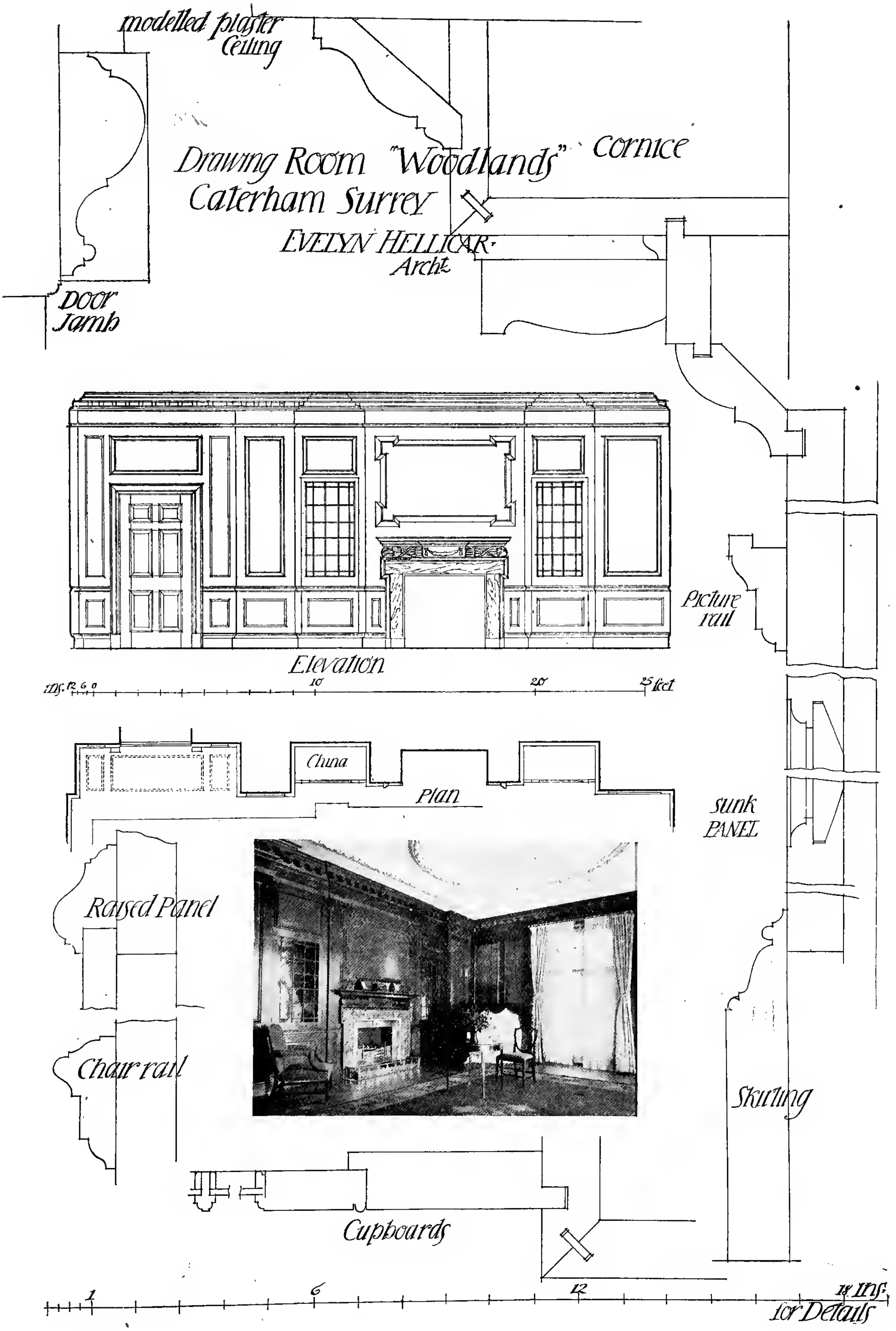
Section A-A





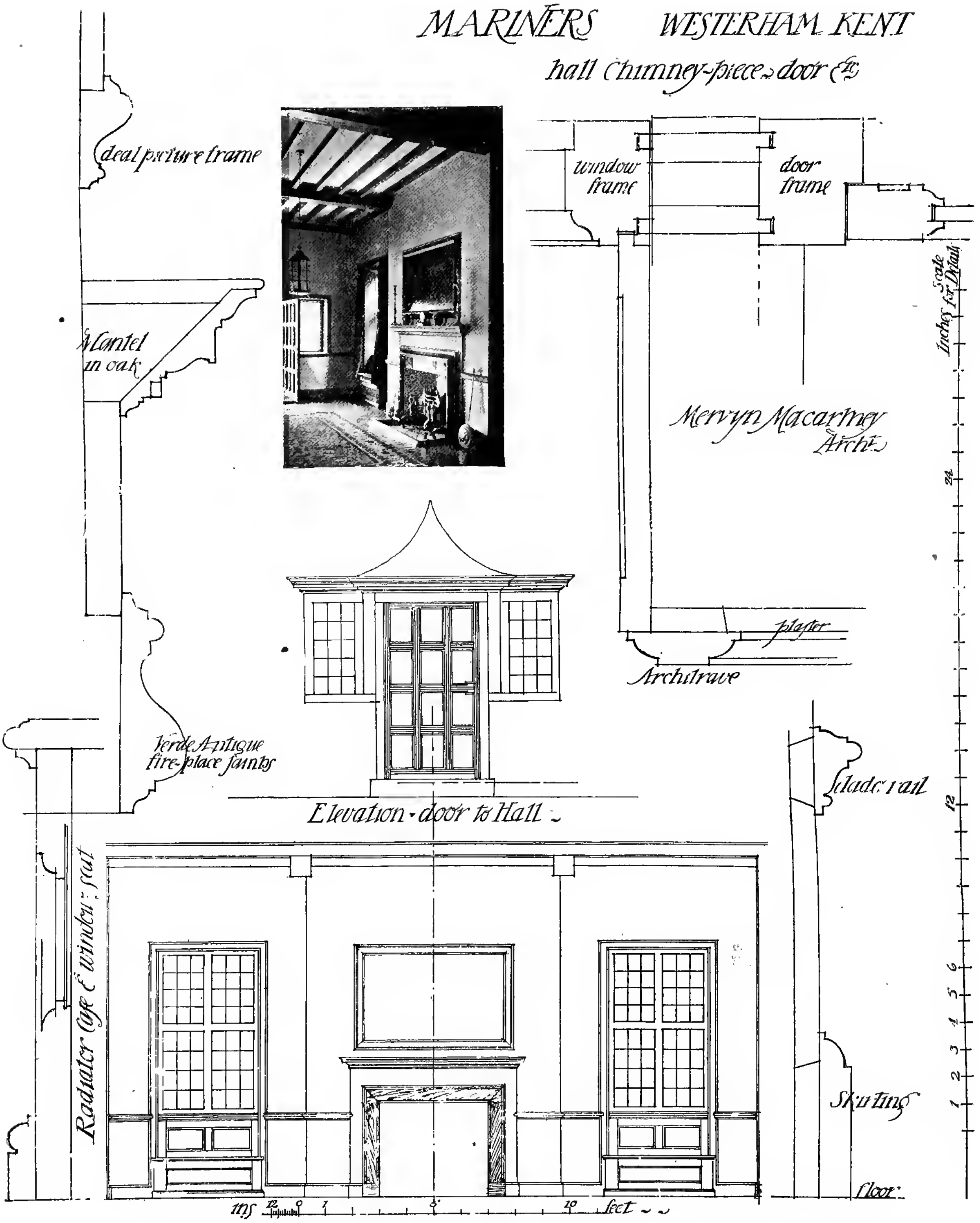




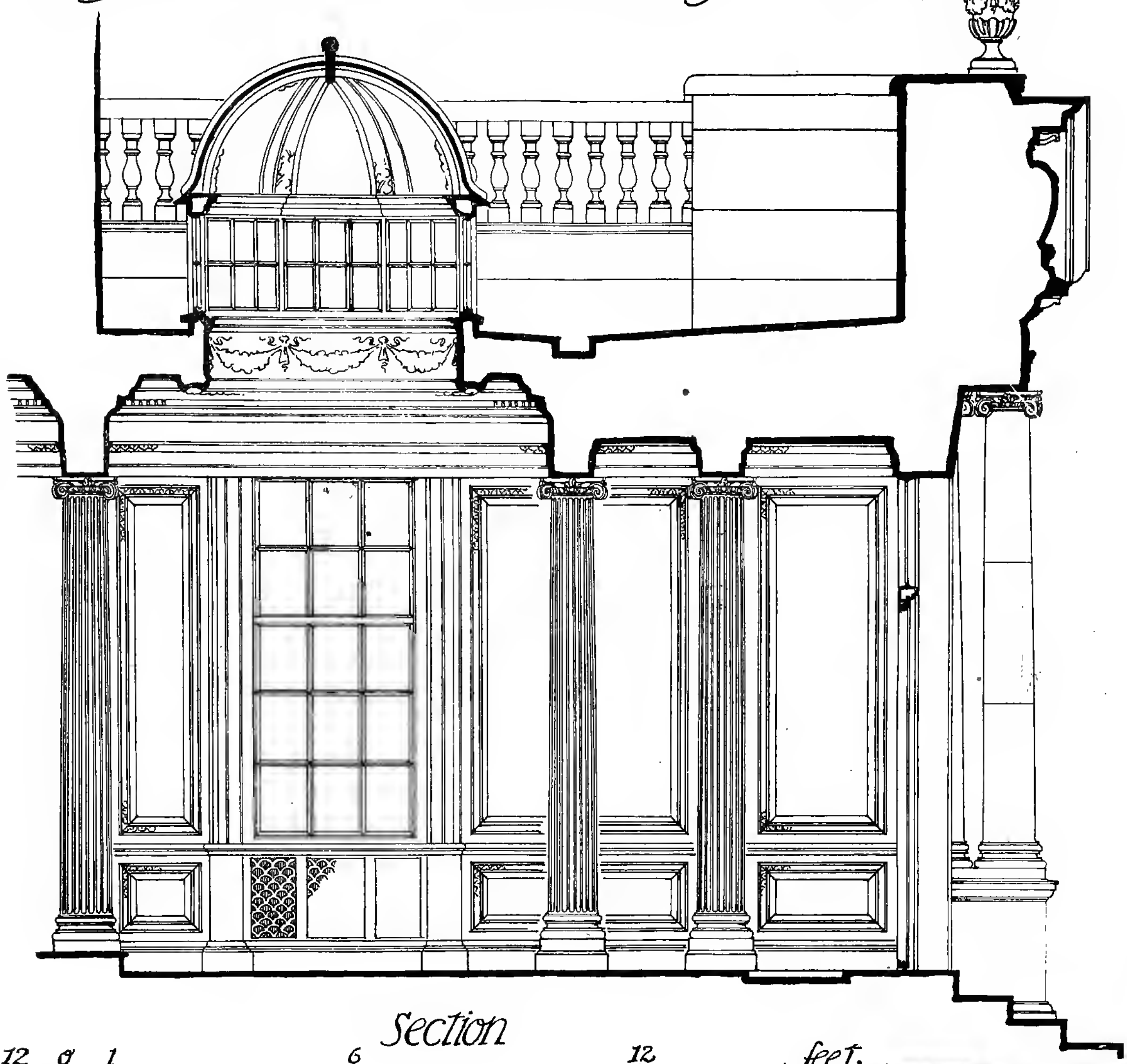


Drawing Room "Woodlands" Caterham Surrey

EVELYN HELLICAR Archt.

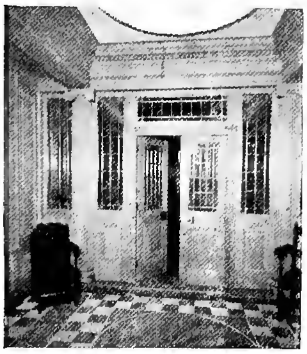

MARINERS WESTERHAM KENT
hall Chimney-piece, door &c
deal picture frame
Mantel in oak
window frame
door frame
Inches Scale for Details
Mervyn Macartney Archt.
24
plaster
Architrave
Verde Antique fire-place jambs
Elevation - door to Hall
dado rail
12
Radiator Case & window seat
6
5
4
3
2
1
Skirting
Floor
ins 12 0 1 5 10 feet

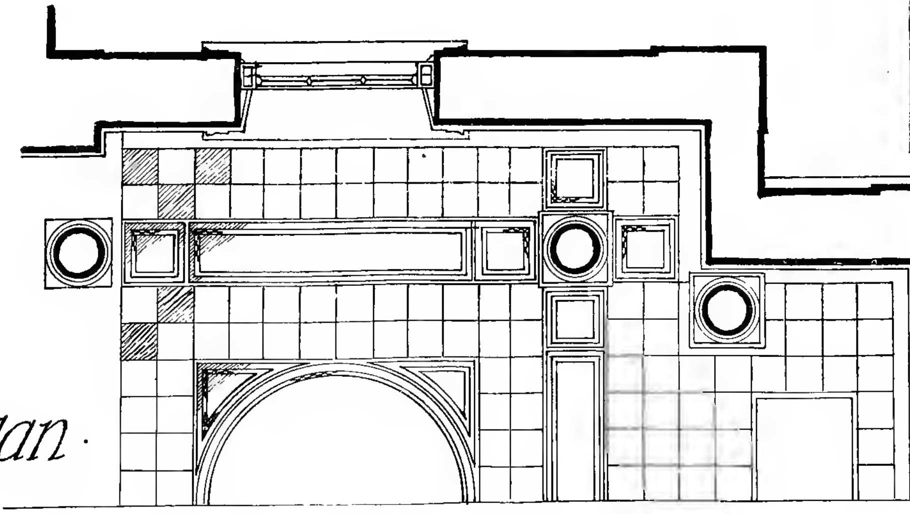
VESTIBVLE: Silverlands: Chertsey



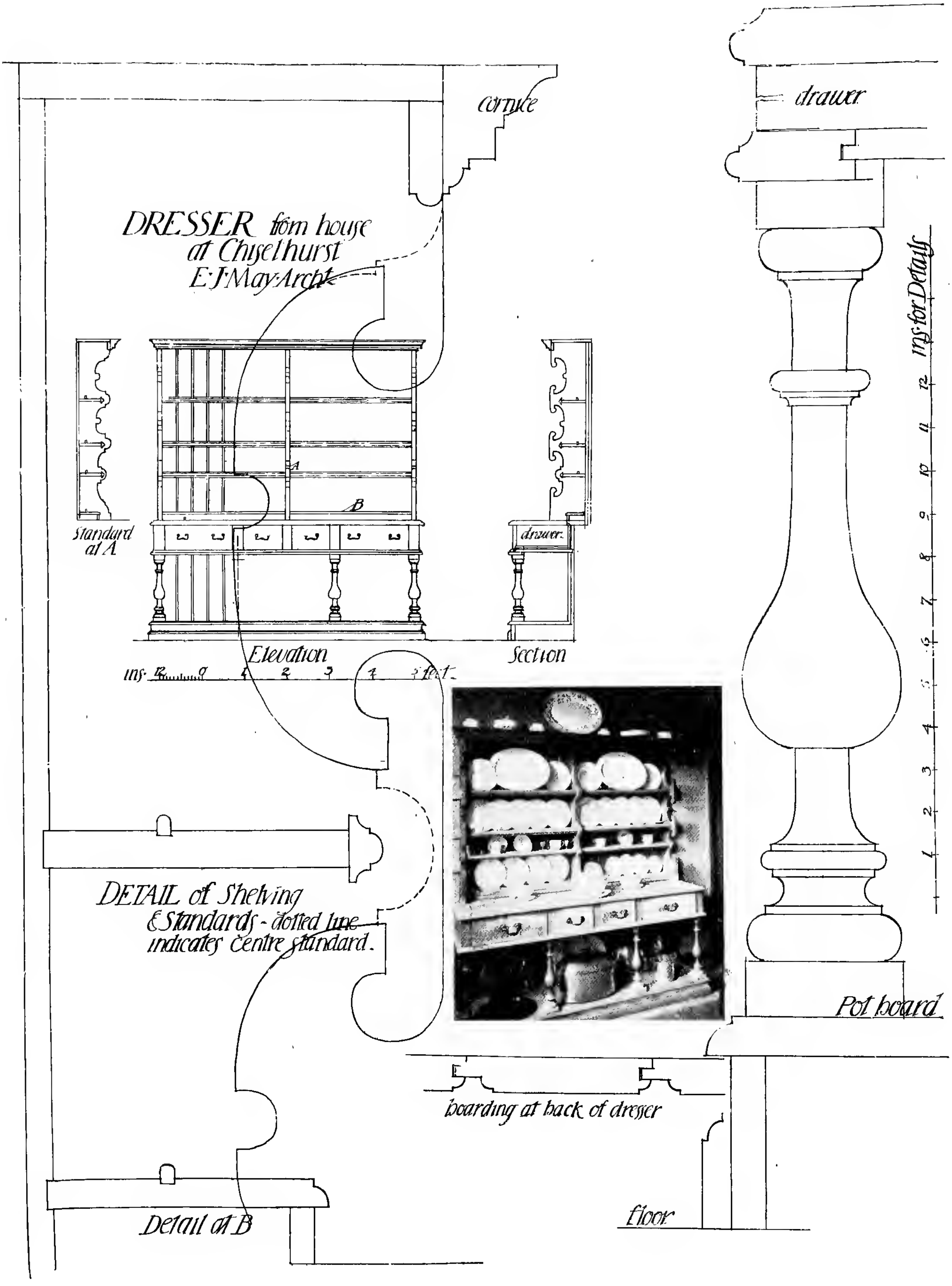
Section

Ronald P. Jones · Archt.

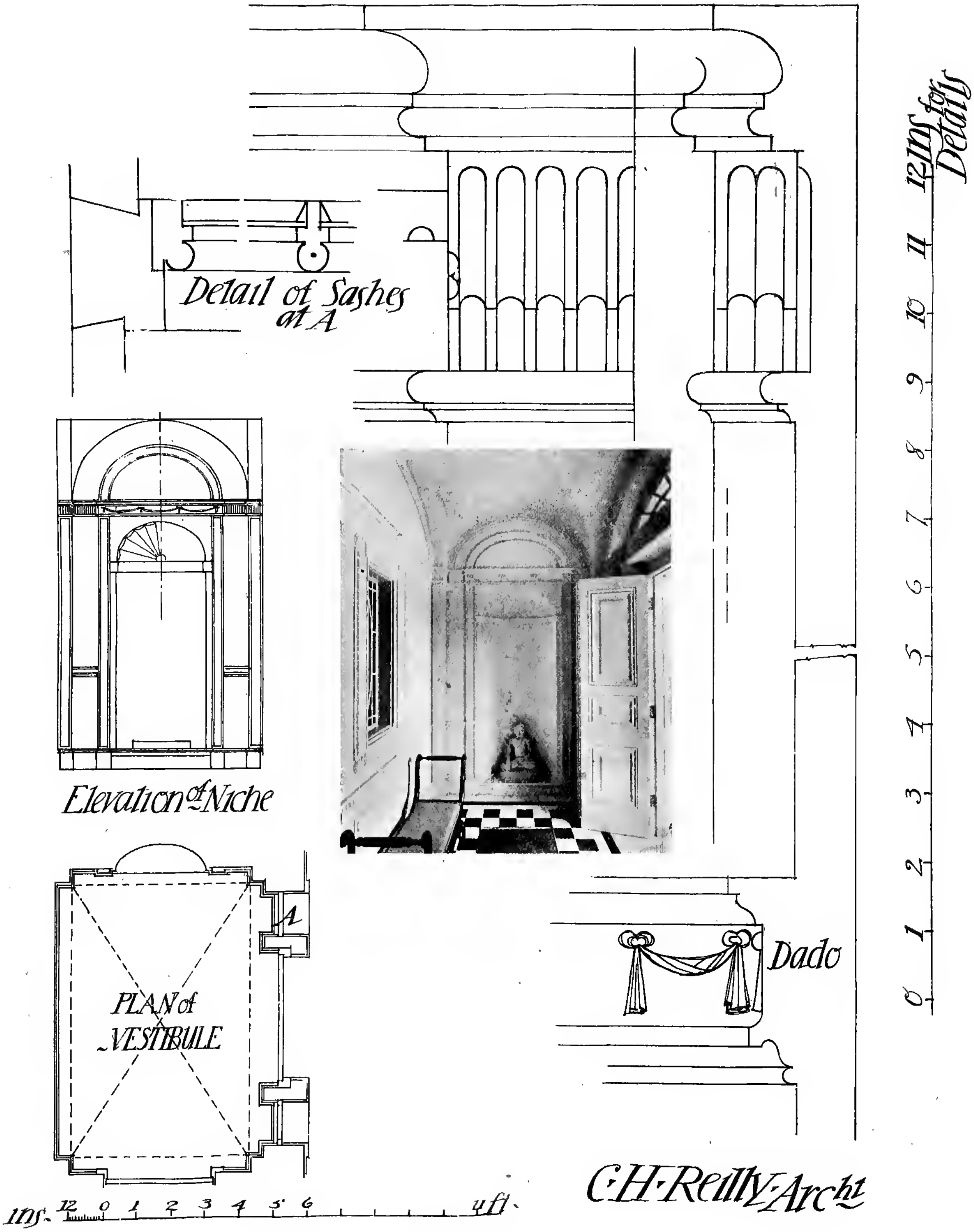




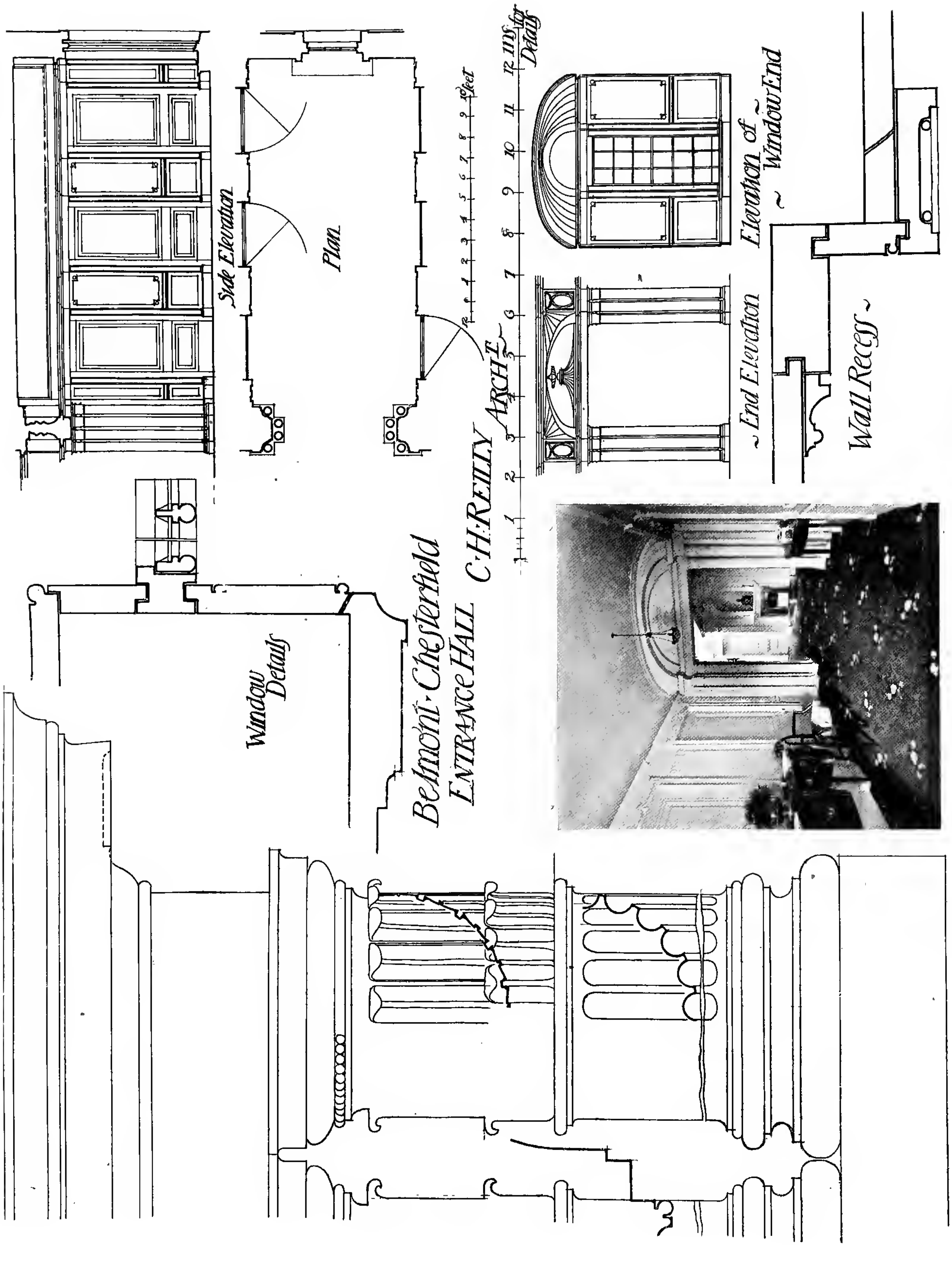
Plan.


DRESSER from house
at Chiselhurst
E.J.May Archt
cornice
drawer
Ins for Details
1 2 3 4 5 6 7 8 9 10 11 12
A
B
Standard at A
drawer
Elevation
Section
ins 12 0 1 2 3 4 5 feet
DETAIL of Shelving
& Standards - dotted line
indicates centre standard.
Pot board
boarding at back of dresser
floor
Detail at B

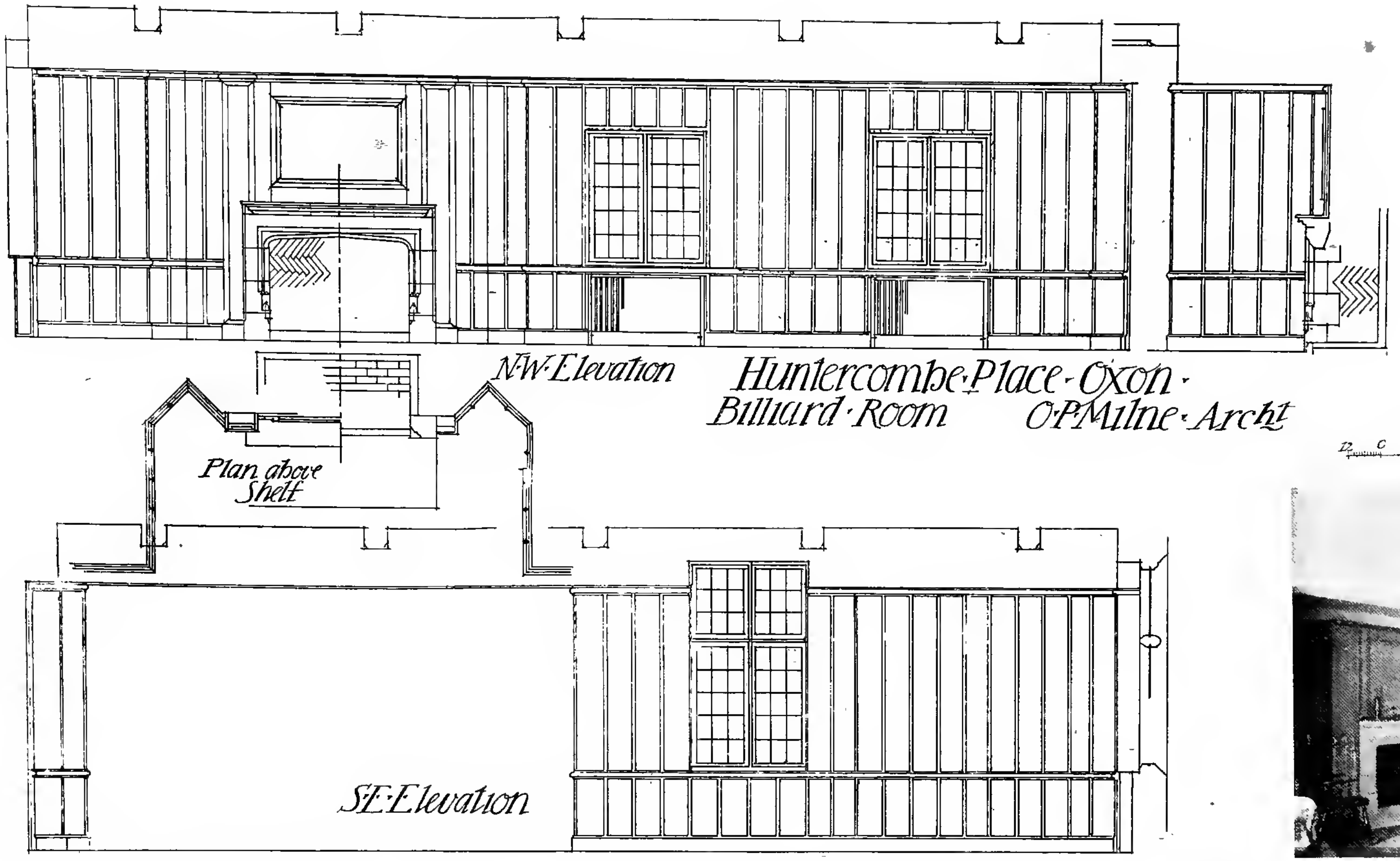
BELMONT Chesterfield



C.H. Reilly Archt

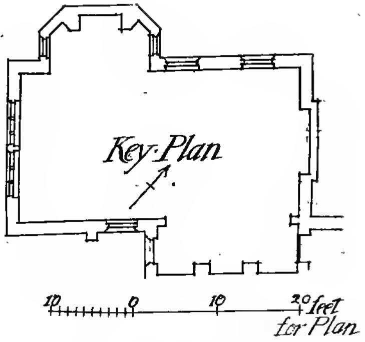

Belmont · Chesterfield
ENTRANCE HALL
C·H·REILLY ARCHT
Side Elevation
Plan
Window Details
End Elevation
Elevation of Window End
Wall Recess
10 feet
12 ins for Details
1
2
3
4
5
6
7
8
9
10
11
12

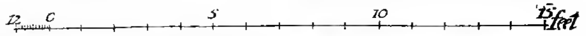
Huntercombe·Place·Oxon·
Billiard·Room
O·P·Milne·Archt

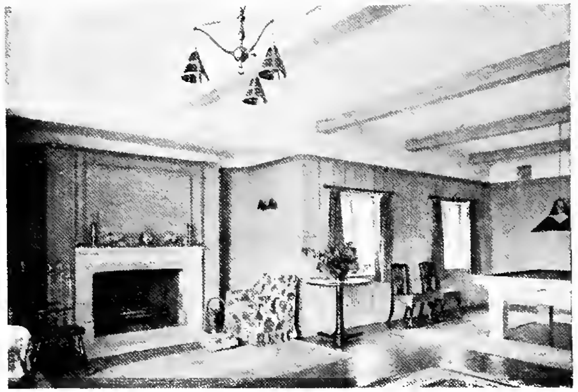

N·W·Elevation

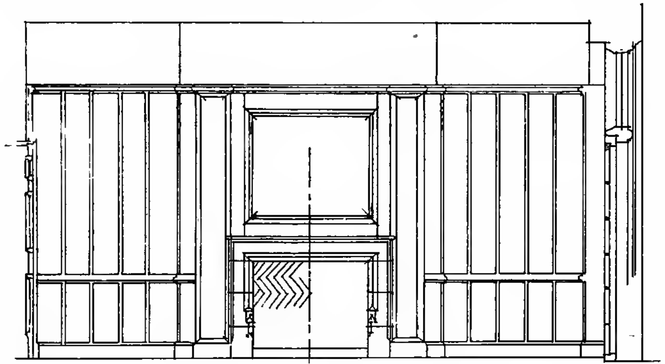
Plan above Shelf

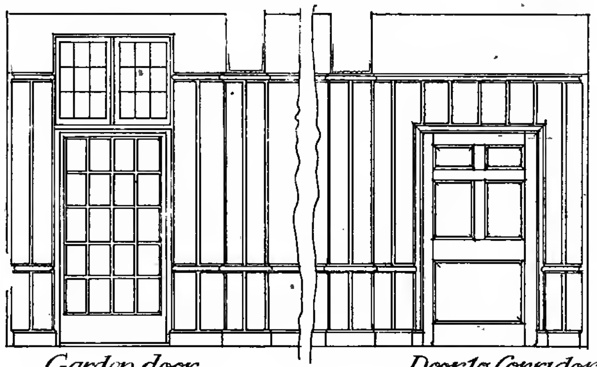
S·E·Elevation



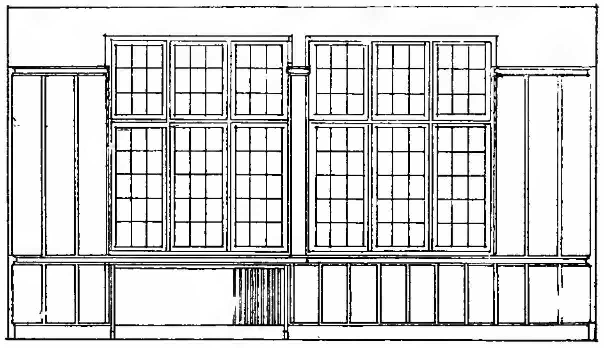




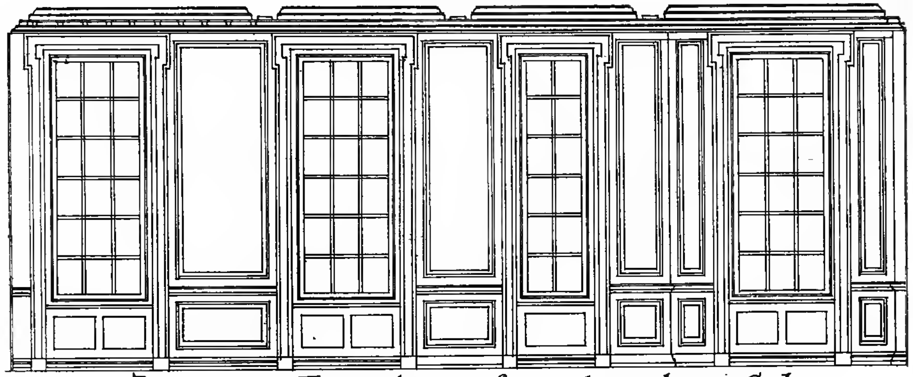

Elevation of Recess S·E·Side


Garden door

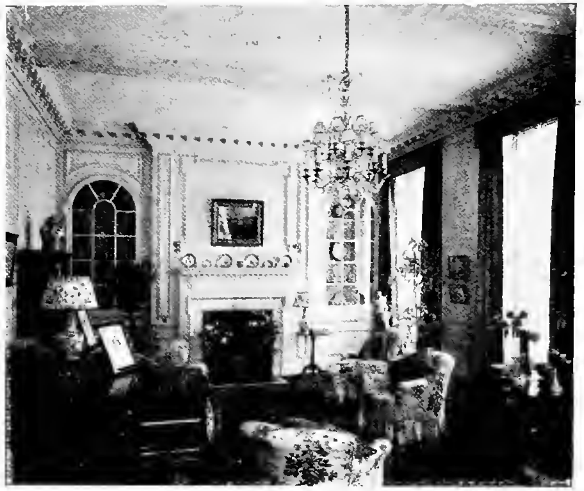
Door to Corridor

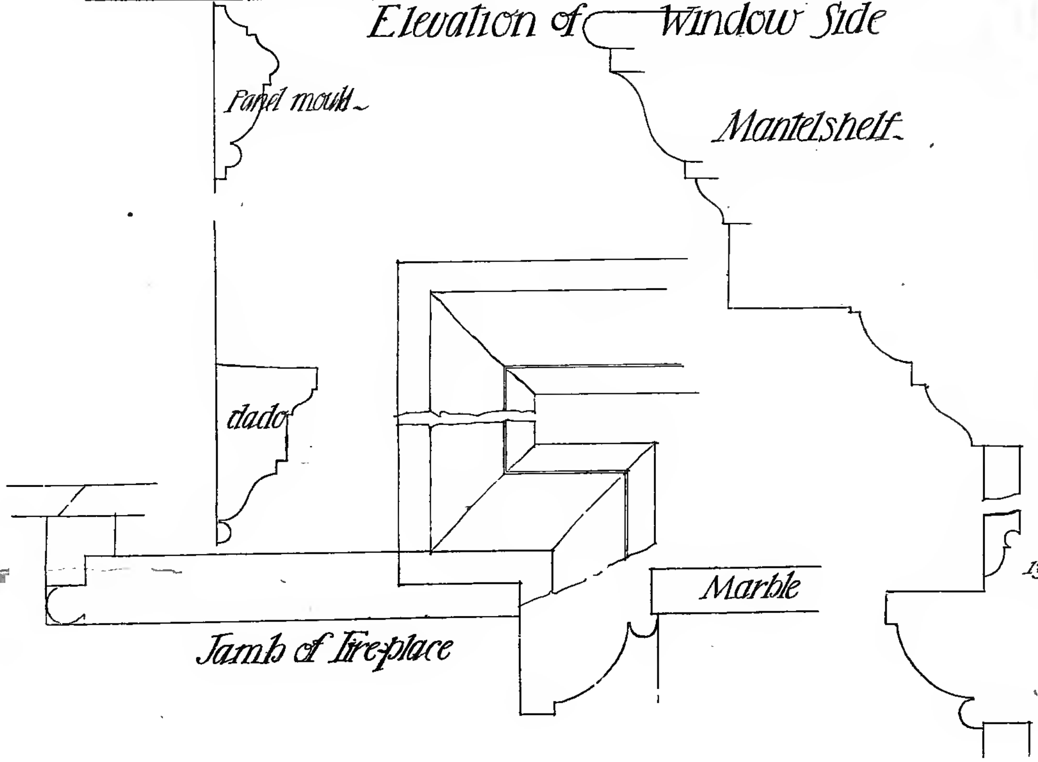

S·W·Elevation

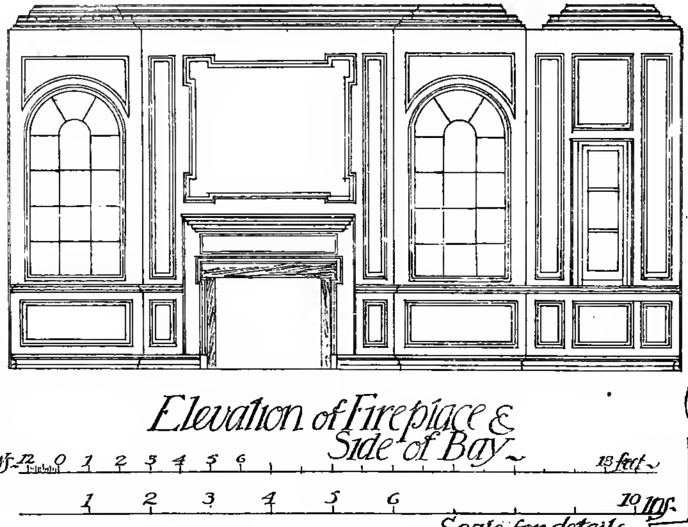
Drawing Room Smith Square
WESTMINSTER



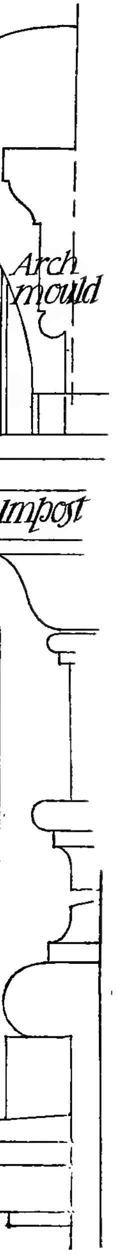
Elevation of Window Side





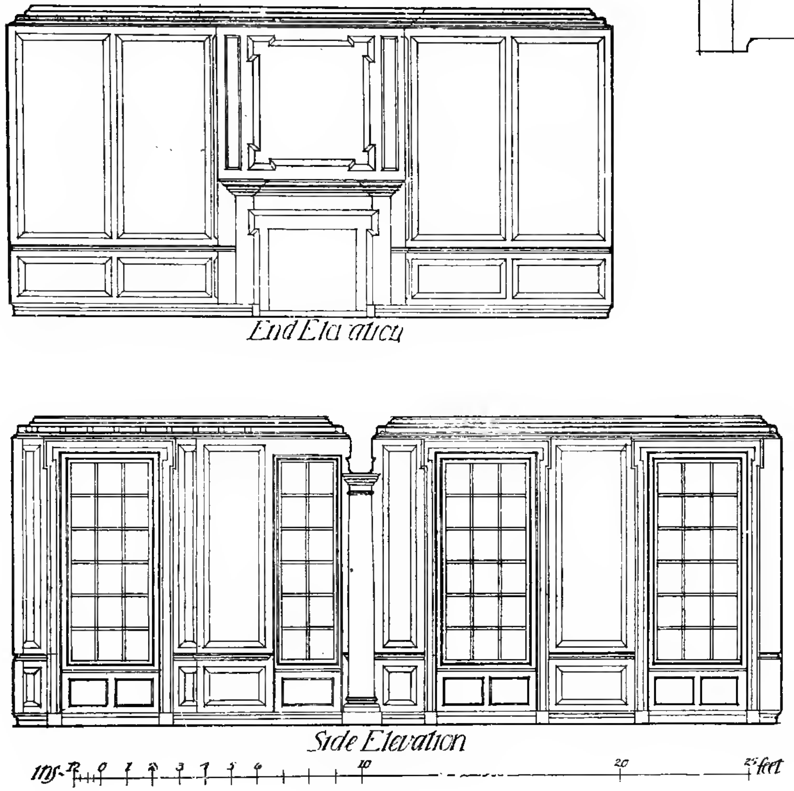


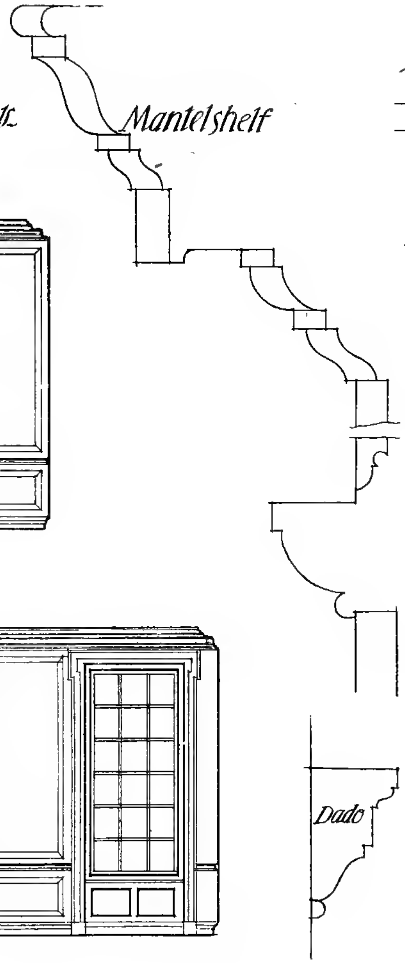
Elevation of Fireplace & Side of Bay

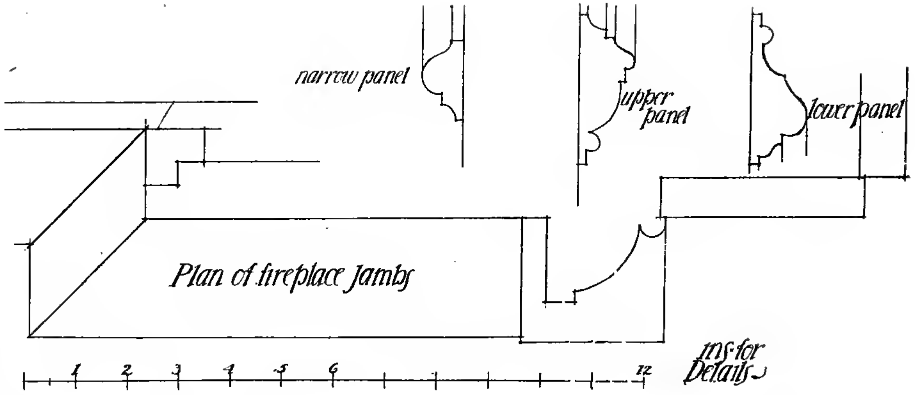


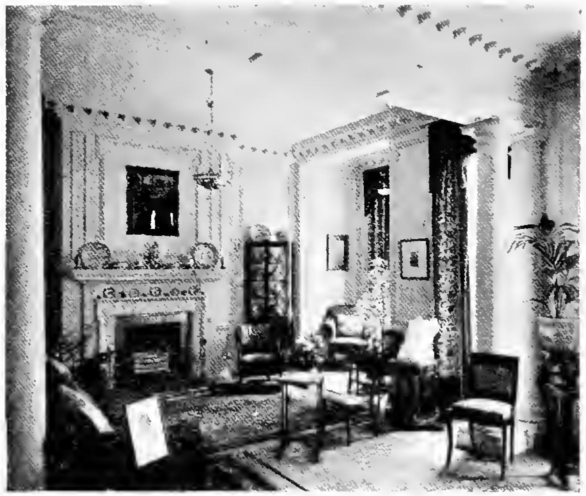
HORACE FIELD & SIMMONS
Archts.

DRAWING ROOM
Dean Stanley St.
Horace Field & Simmons
Archts.

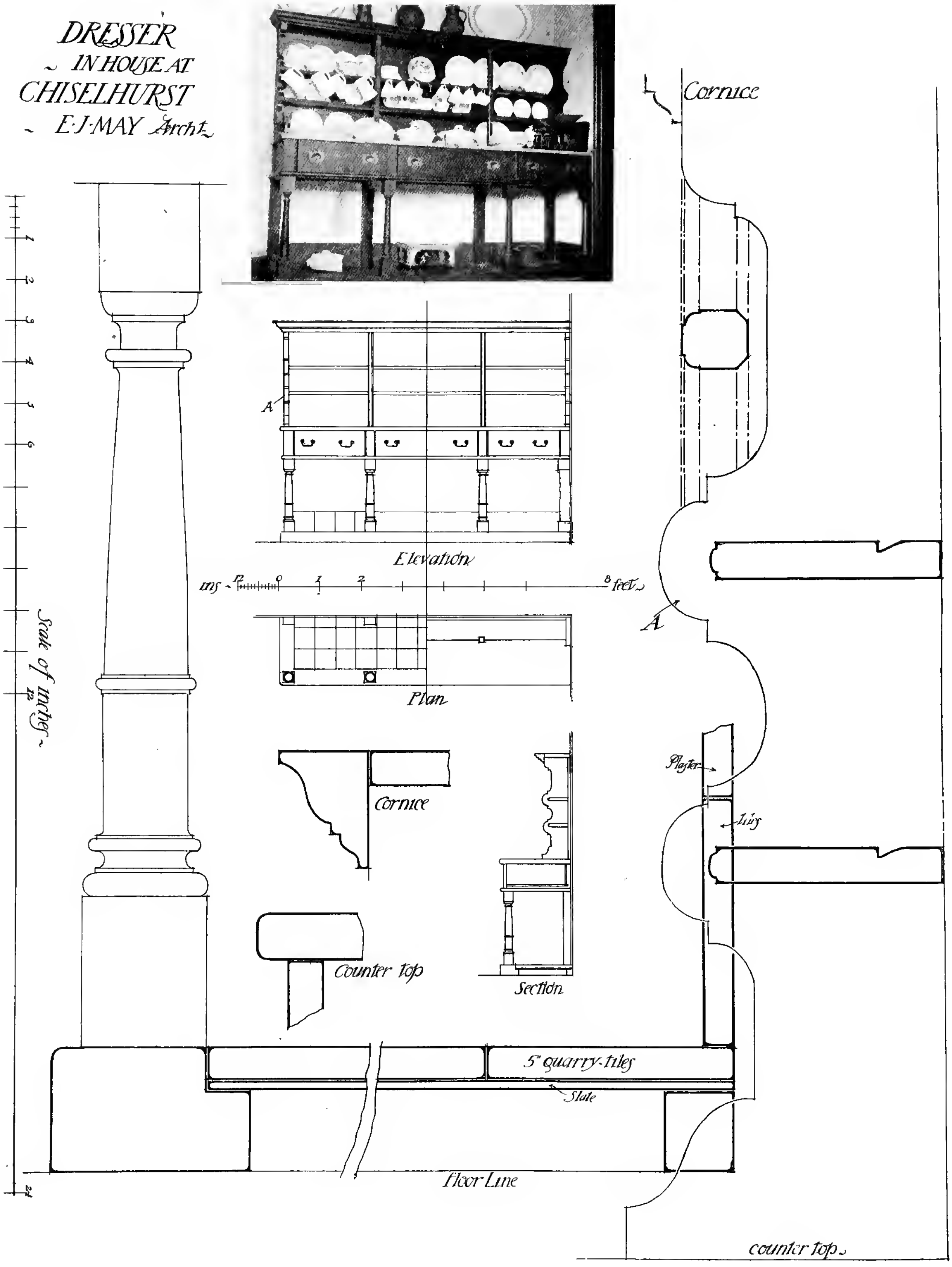






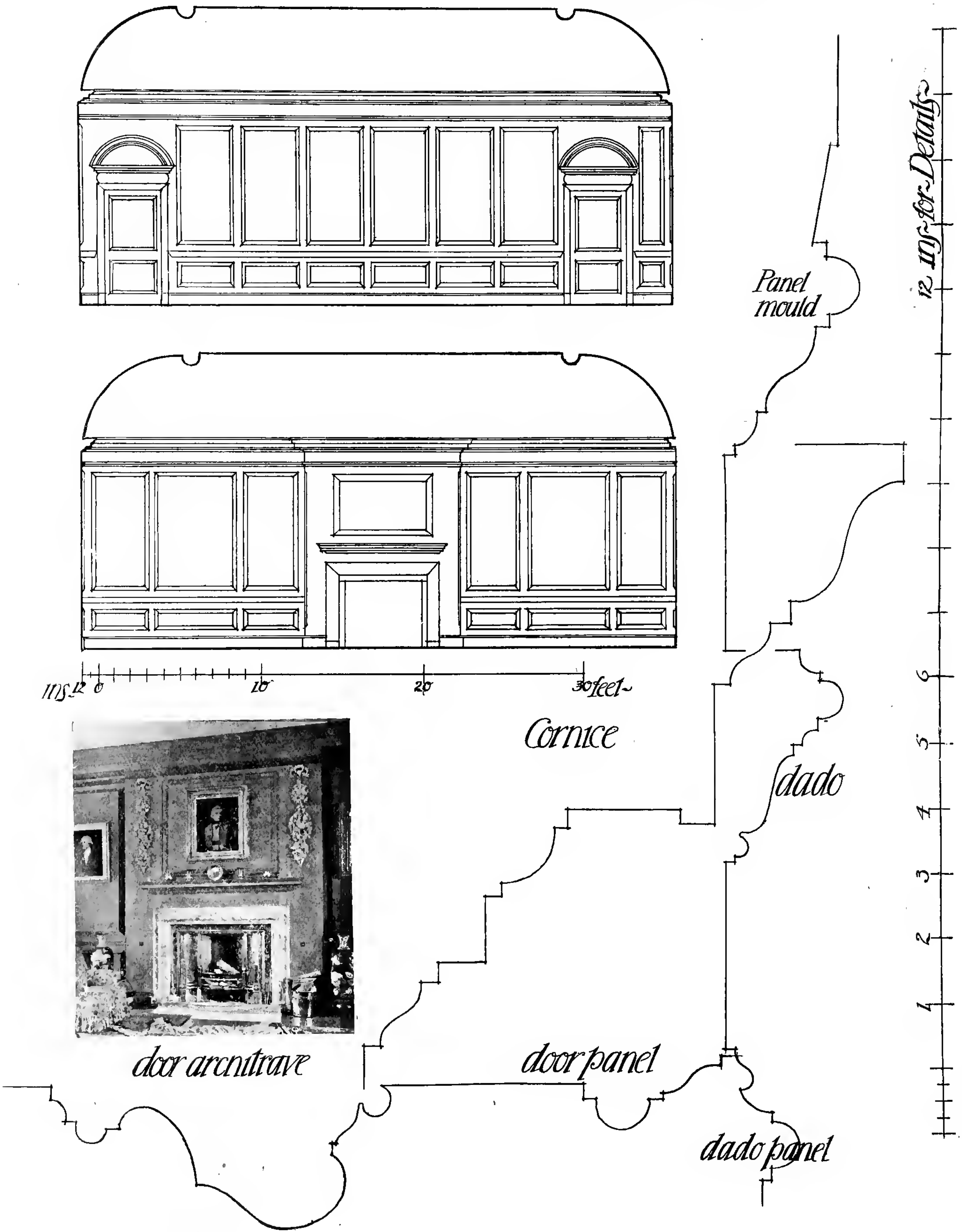


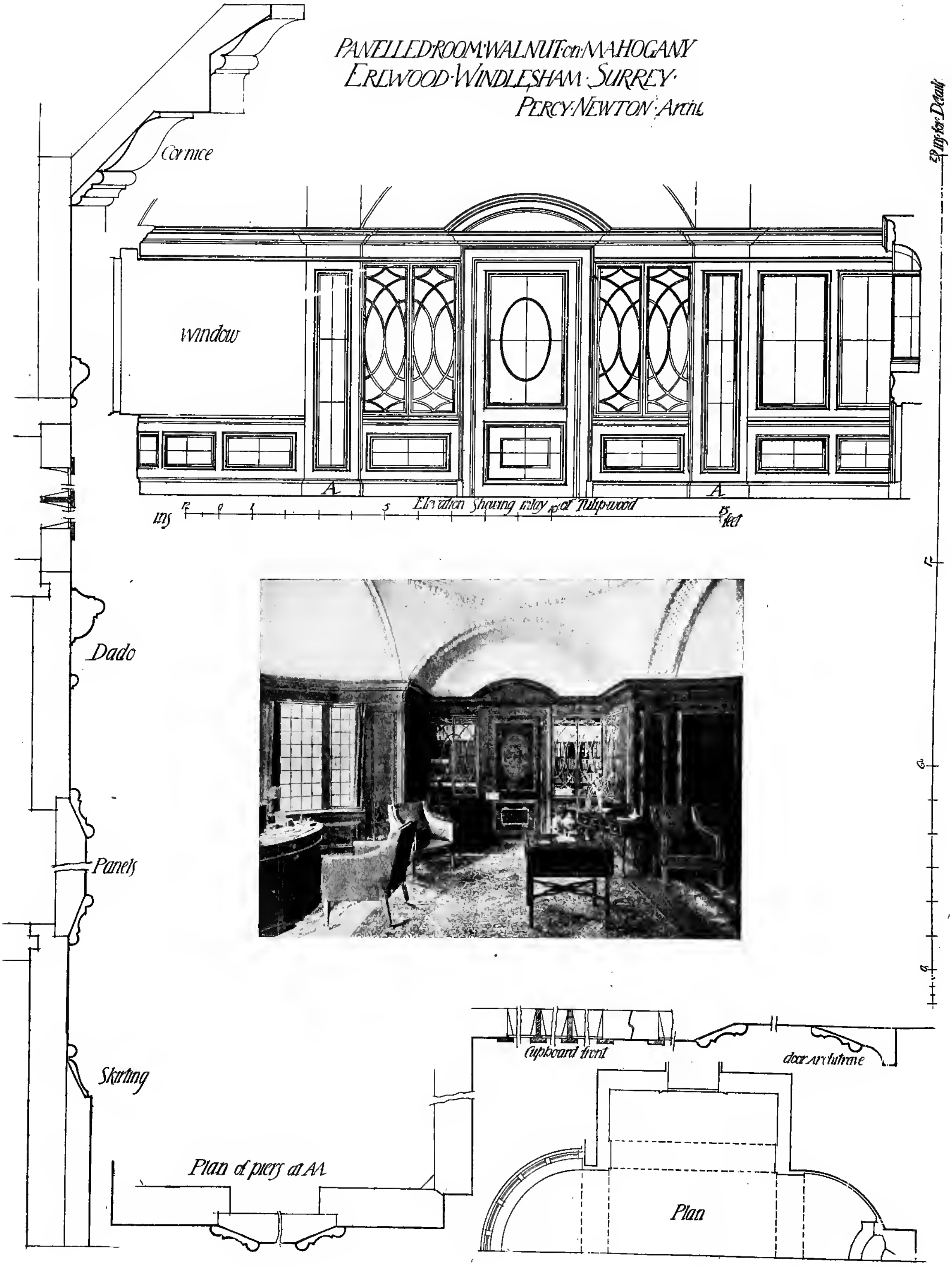
DRESSER
~ IN HOUSE AT CHISELHURST
~ E·J·MAY Archt ~



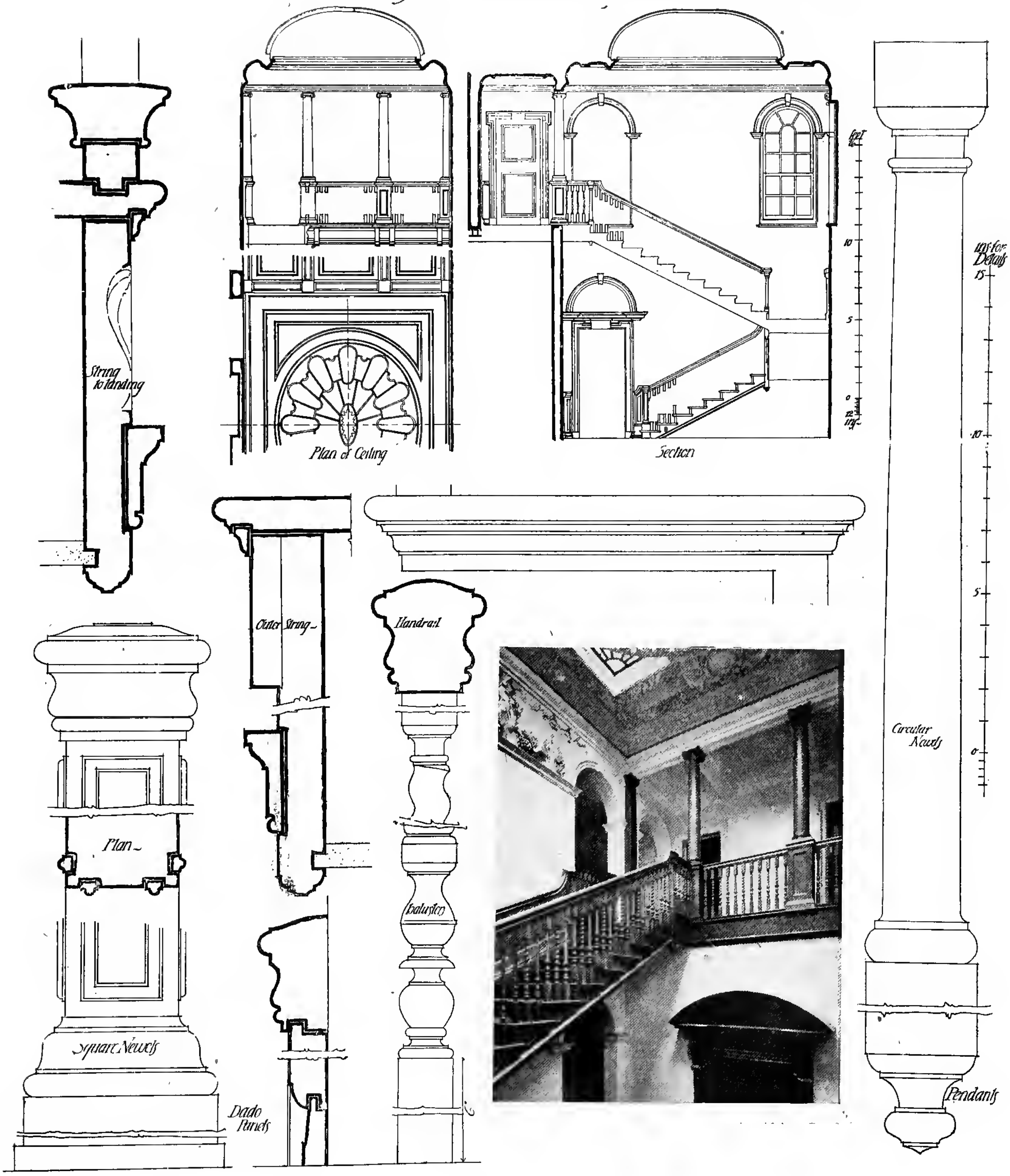
SALOON·FINDON·PLACE·SUSSEX·

F·S·Chesterton Archt



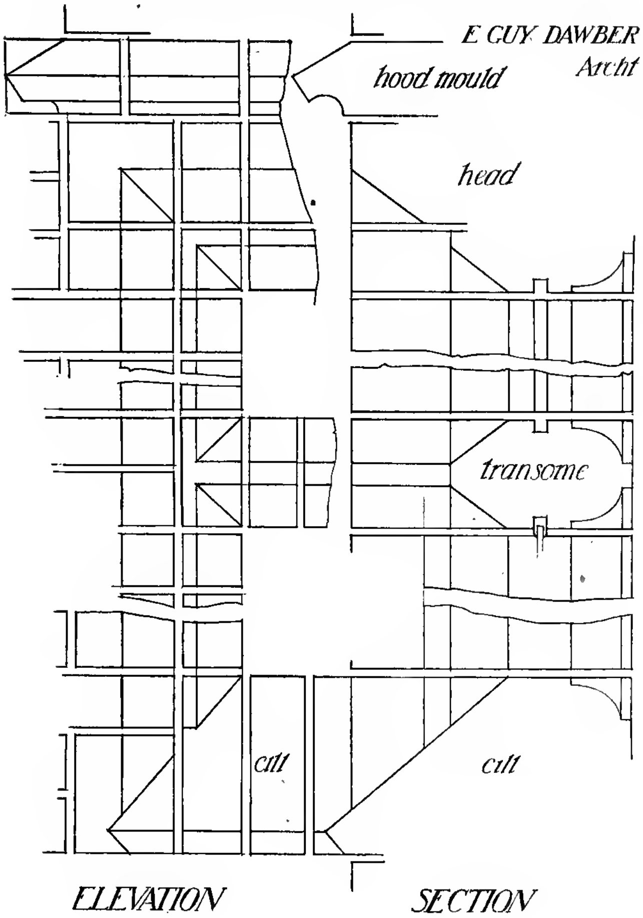

PANELLED ROOM WALNUT on MAHOGANY
ERLWOOD WINDLESHAM SURREY
PERCY NEWTON Archt
Cornice
window
A
A
Elevation Shewing inlay of Tulipwood
ins 12 9 1 5 10 15 feet
3 ins for Detail
Dado
Panels
Skirting
Cupboard front
door Architrave
Plan of piers at AA
Plan

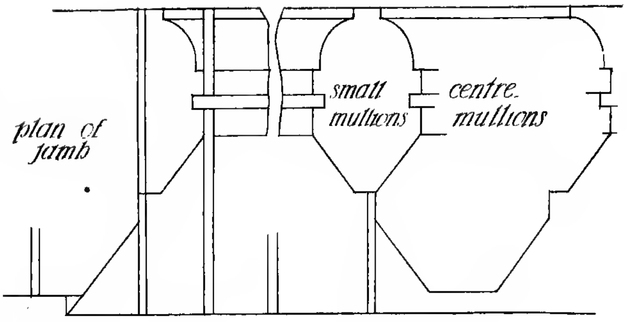
STAIRCASE: COWLEY ST. S.W. Horace Field & Evelyn Simmons, Archts.



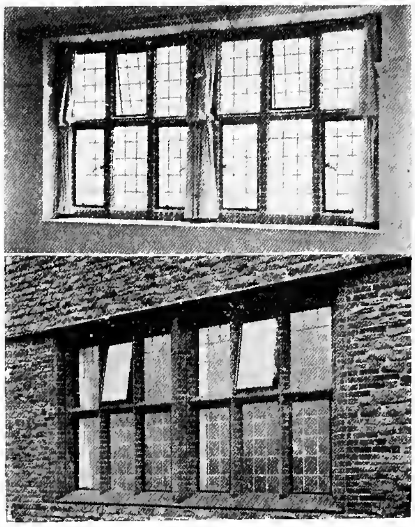
WINDOW at TUESLEY COURT. Surrey

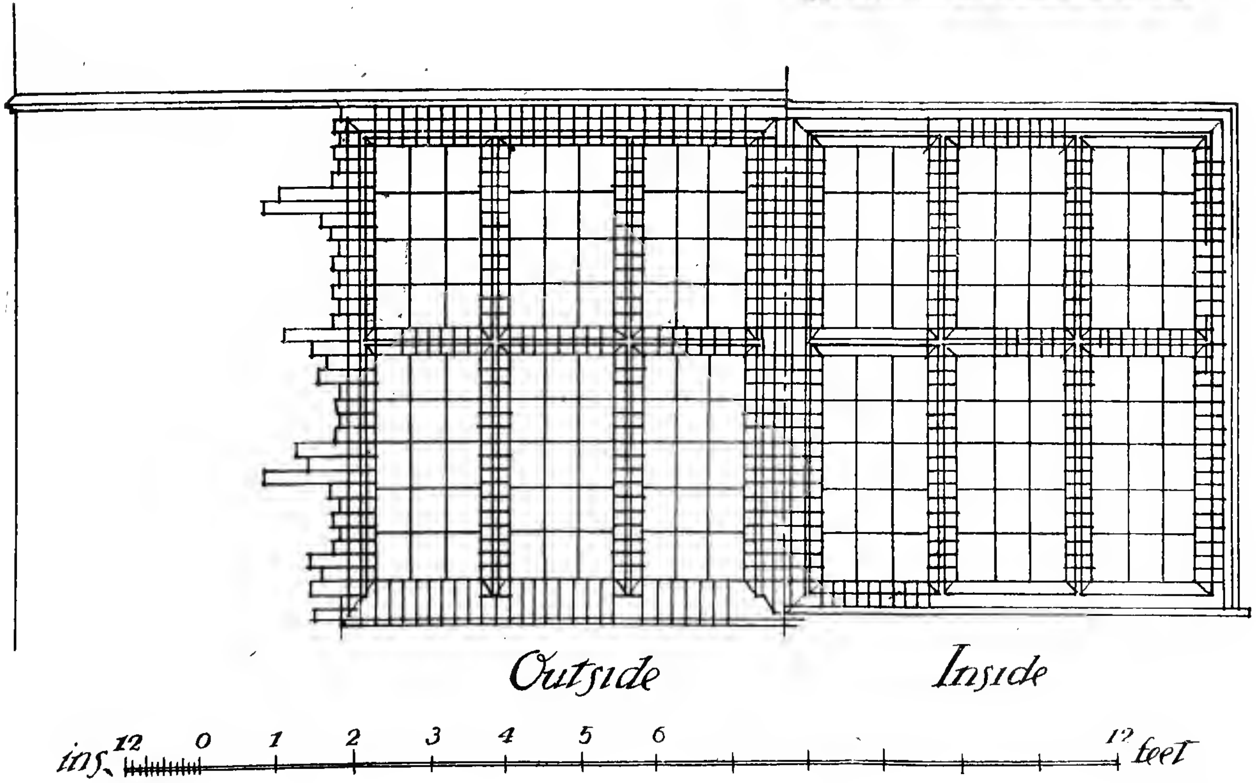
E GUY DAWBER Archt

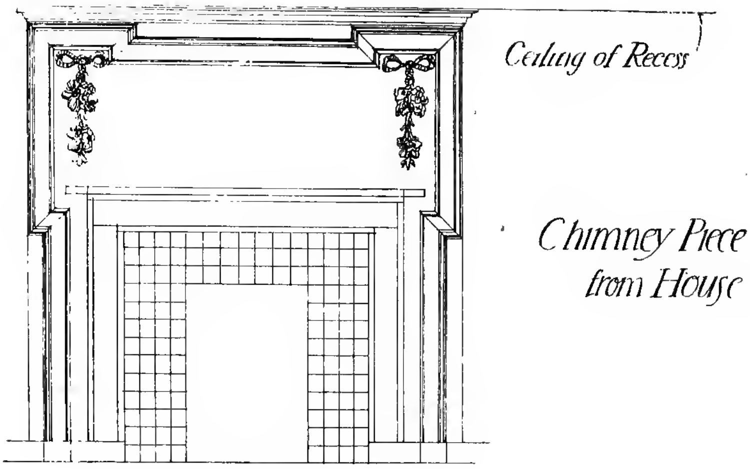




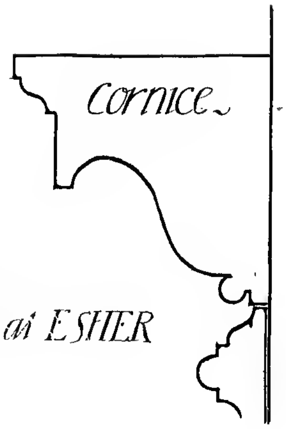
PLAN OF WINDOW



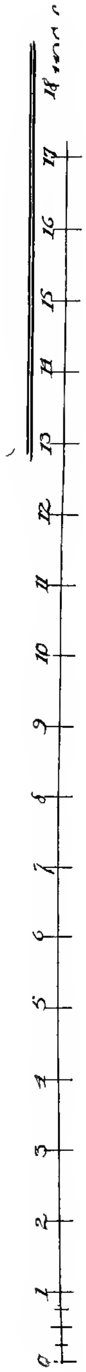




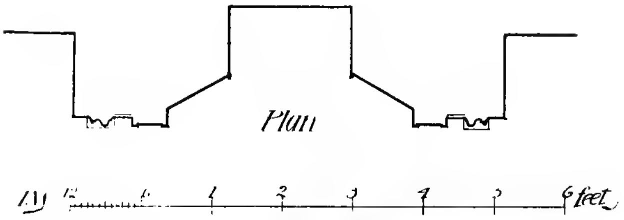
Elevation



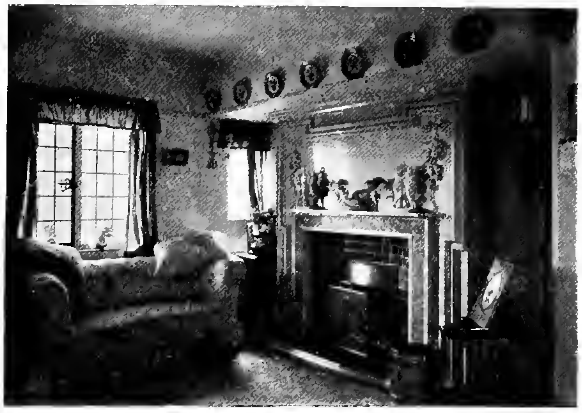
Chimney Piece
from House at ESHER



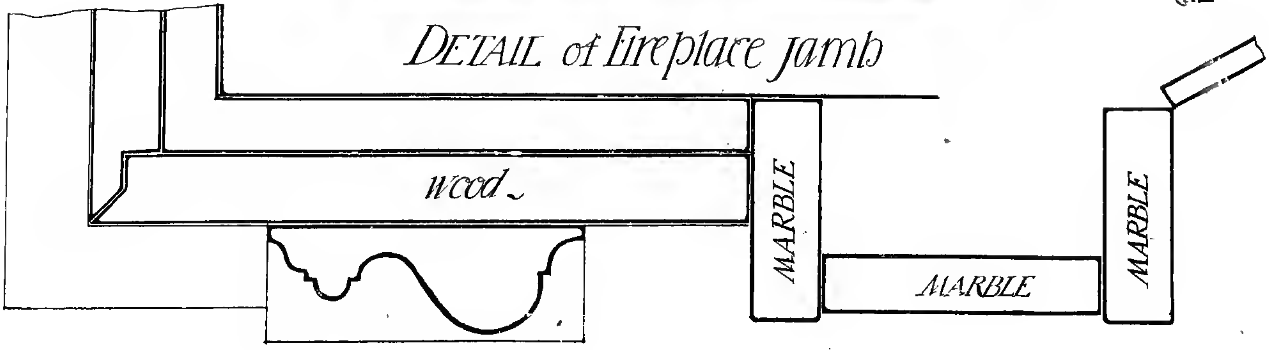
T·M·WILSON Archt.

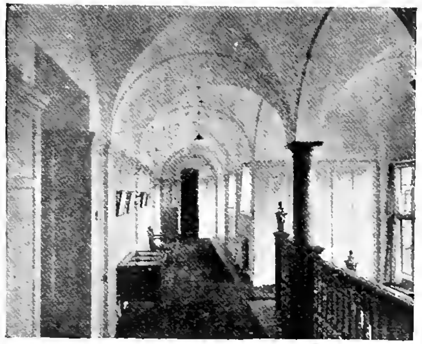


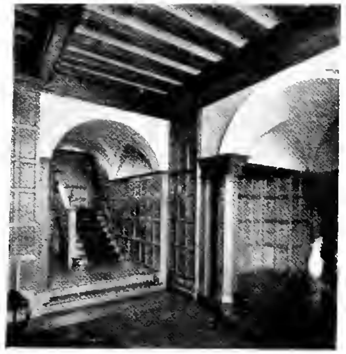
Plan

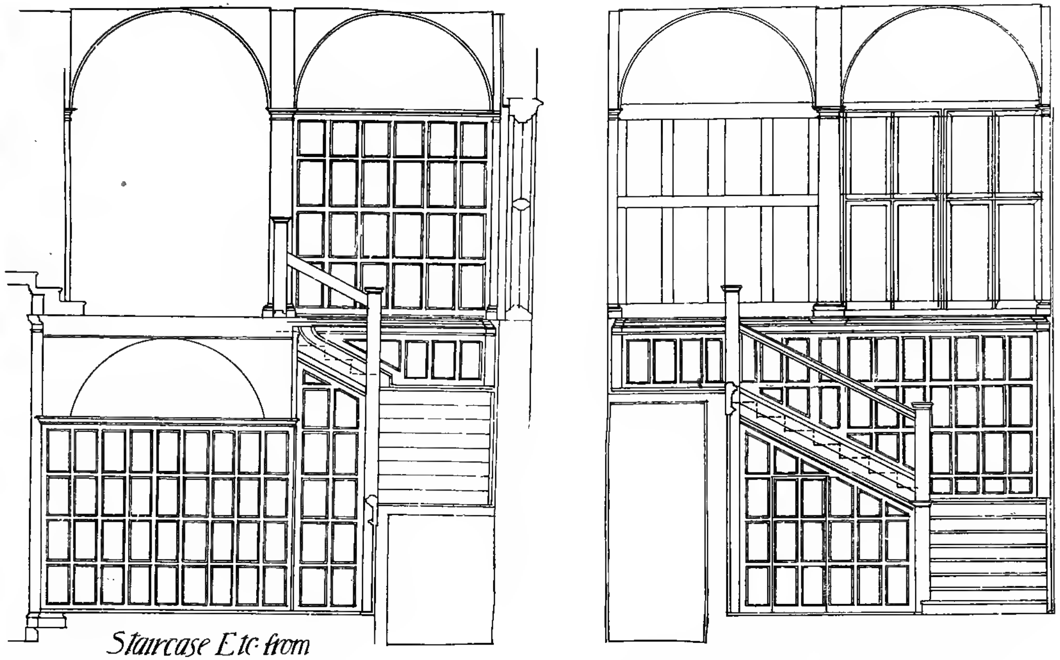


DETAIL of Fireplace jamb





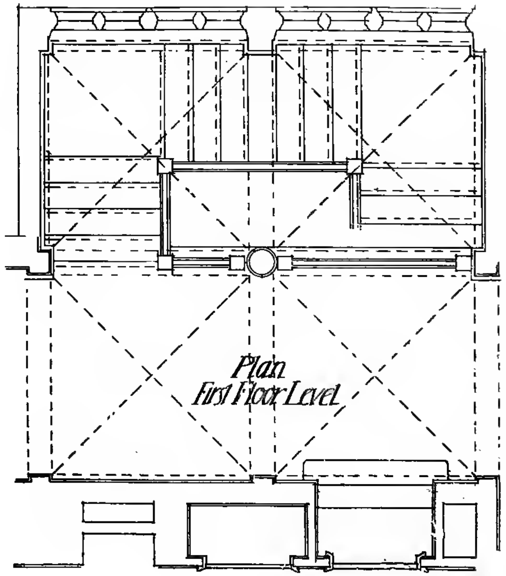




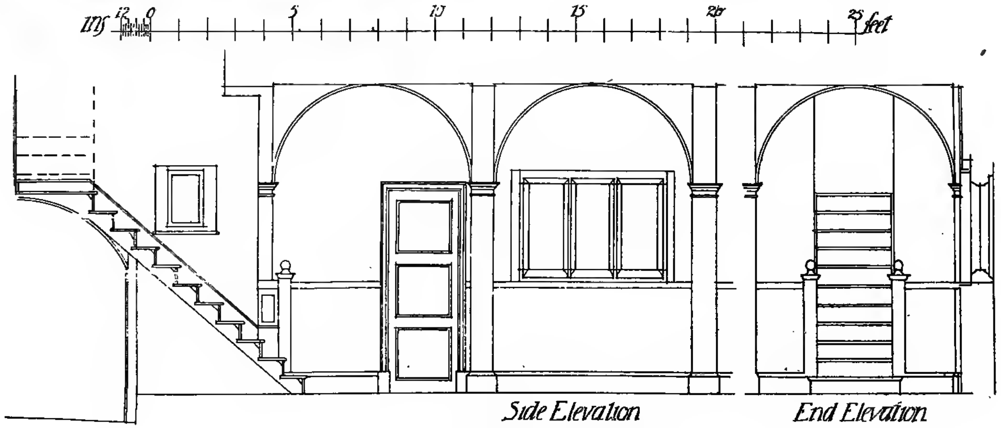
Staircase Etc from

The KNOLL LEICESTER

W.H. BIDLAKE Archt.



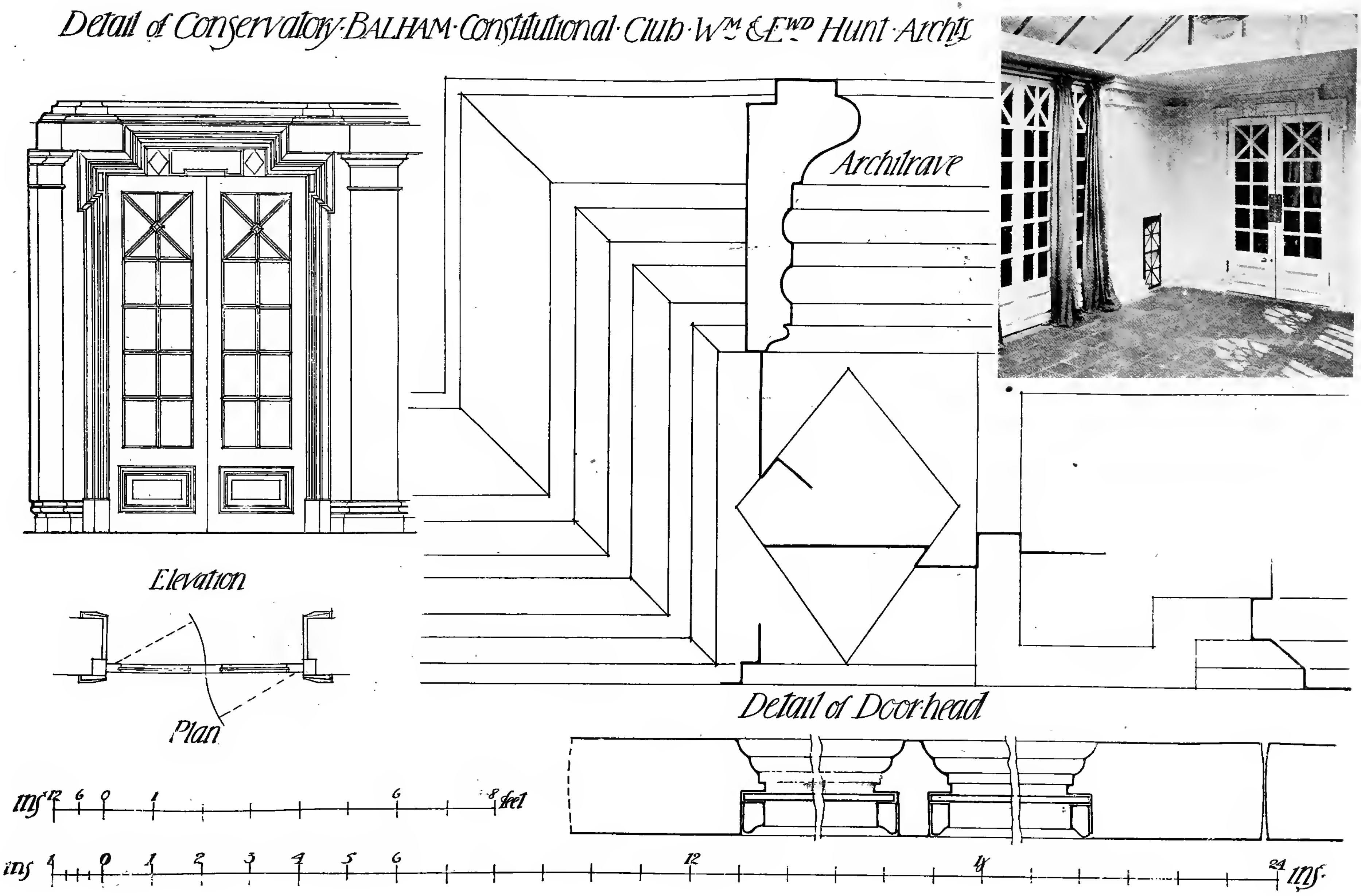
Plan
First Floor Level

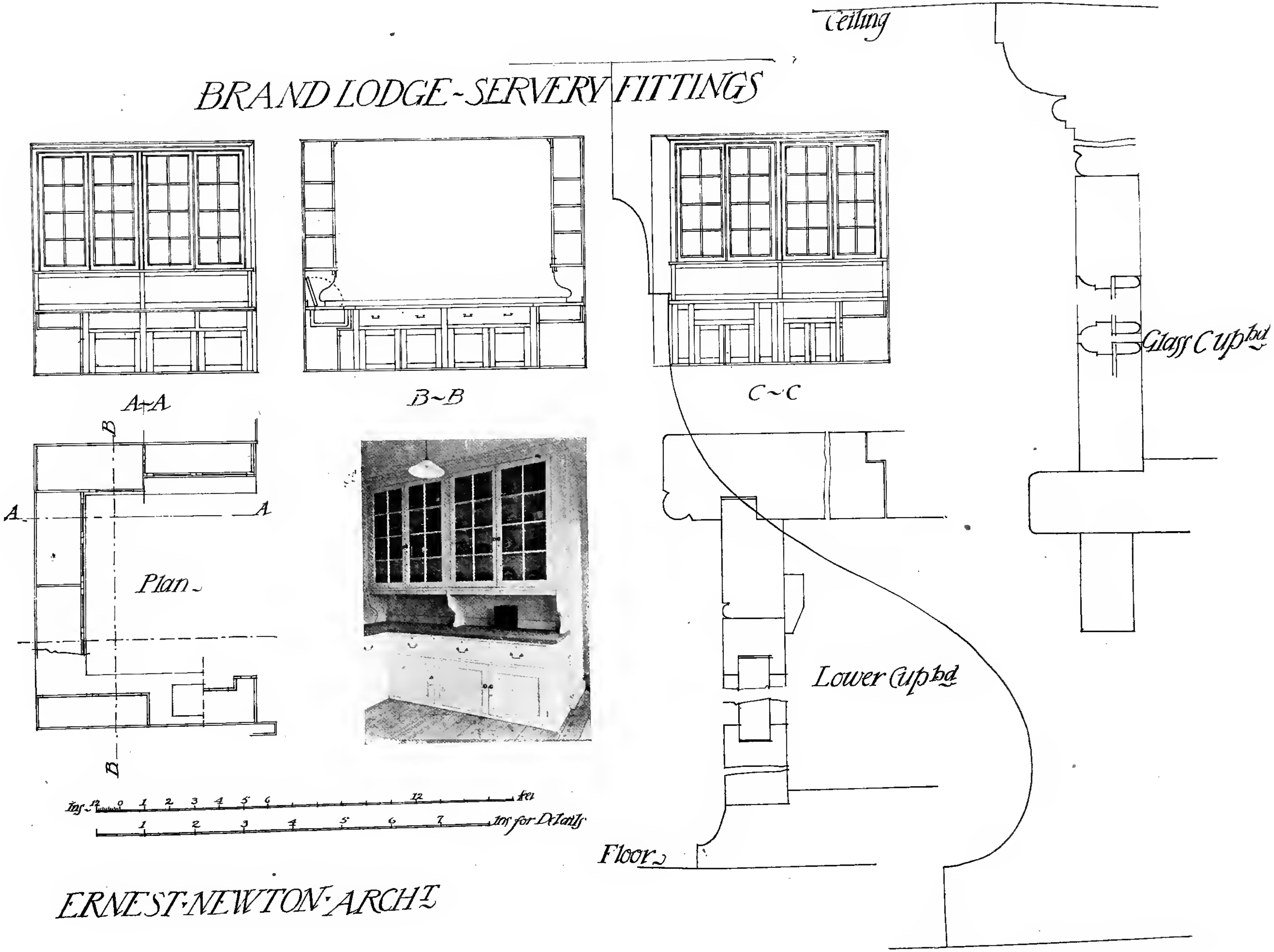


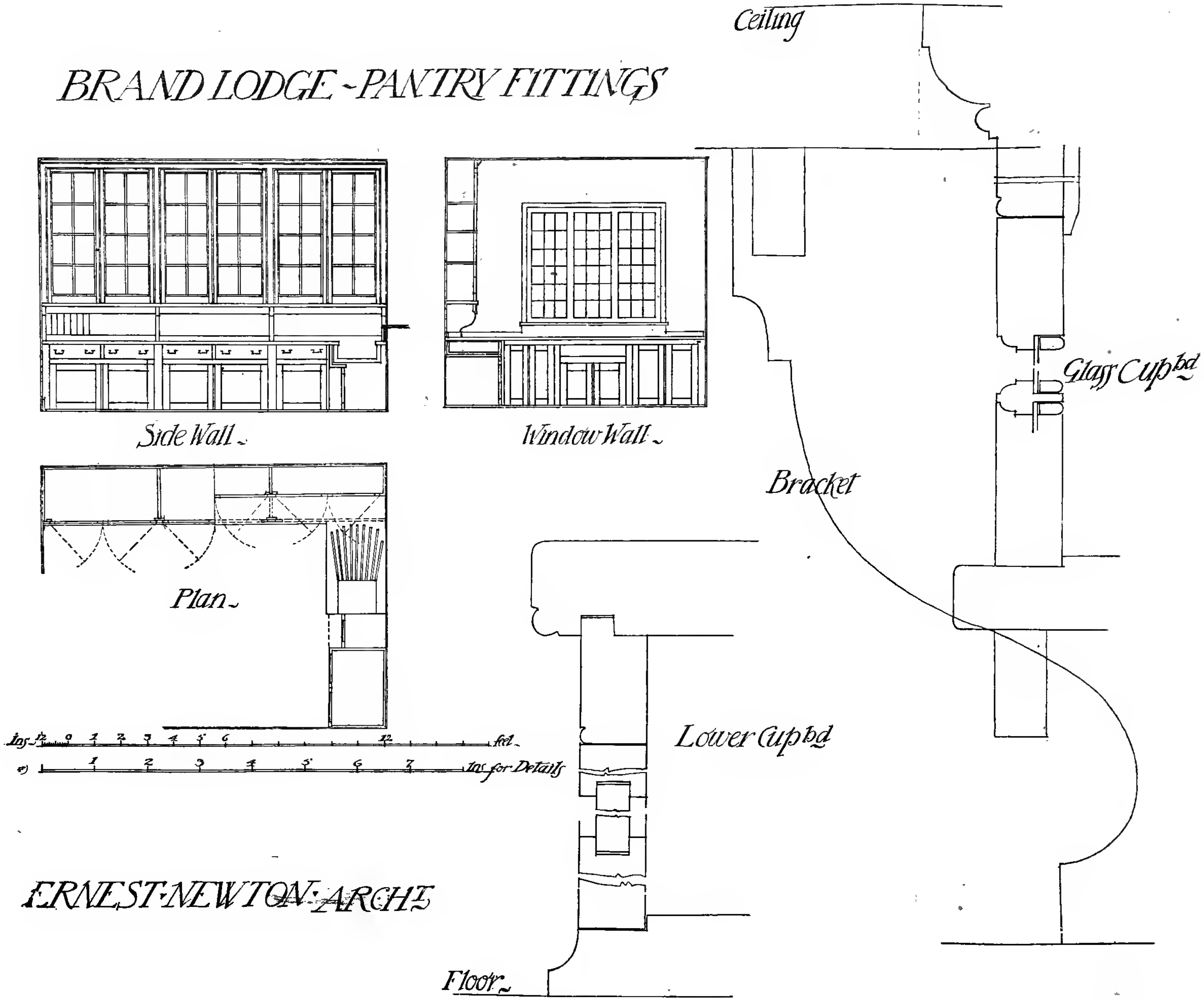
Side Elevation End Elevation

Bedroom Corridor

Detail of Conservatory·BALHAM·Constitutional·Club·W^{m} & E^{wd} Hunt·Archts



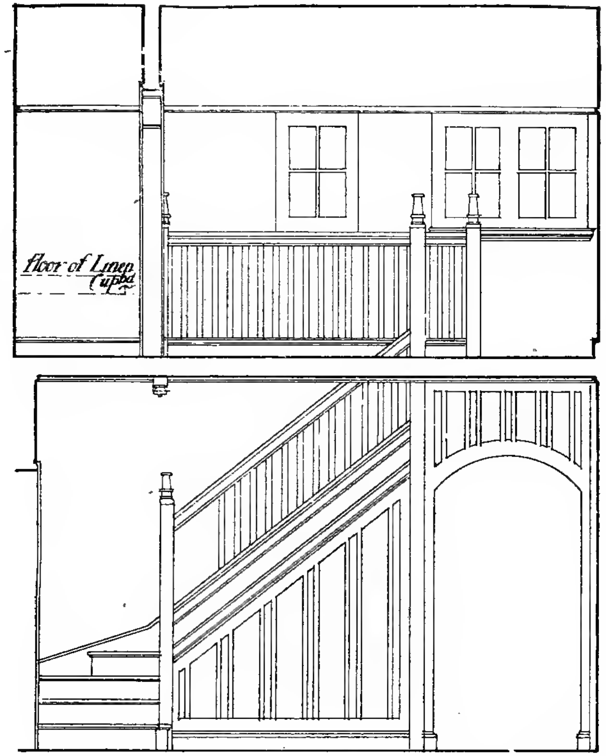

BRAND LODGE - SERVERY FITTINGS
A~A
B~B
C~C
Plan
A
A
B
B
Ceiling
Glass Cupbd
Lower Cupbd
Floor
Ins 12 0 1 2 3 4 5 6 12 feet
1 2 3 4 5 6 7 ins for Details
ERNEST·NEWTON·ARCHT



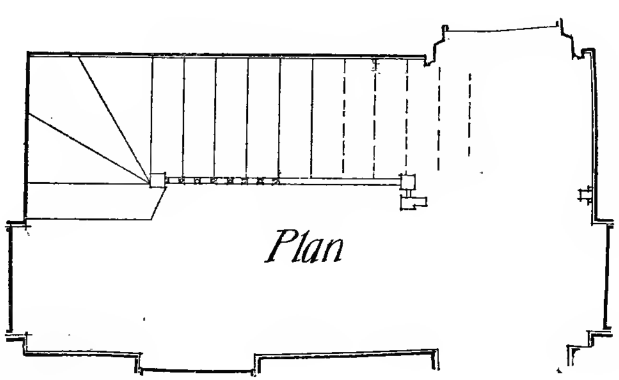
BRAND LODGE ~ PANTRY FITTINGS

Staircase in
HOUSE · ESHER ·
LODGE · ESTATE ·

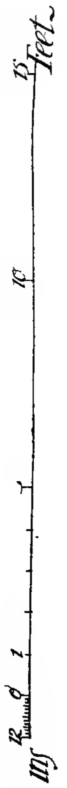
Geoffry Lucas
& Arthur Lodge
Archts.

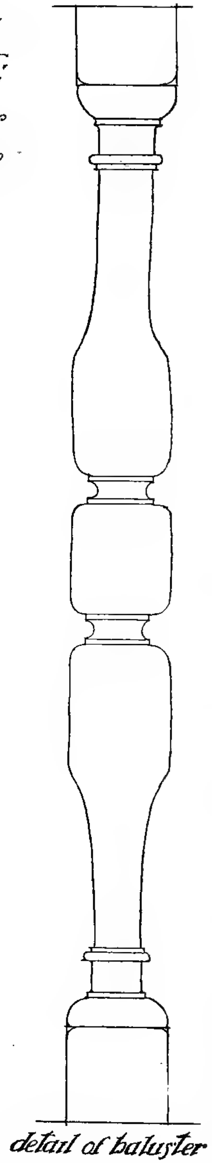


Sectional Elevation

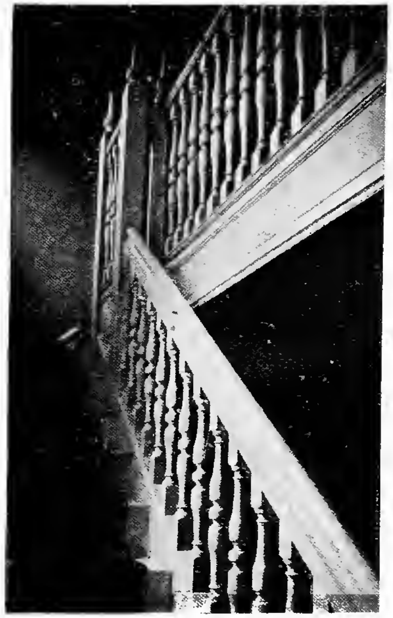


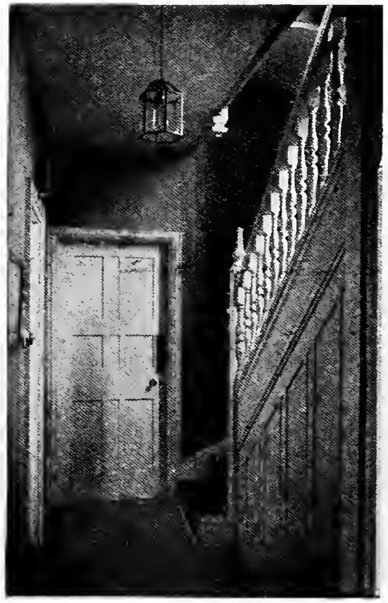
Plan



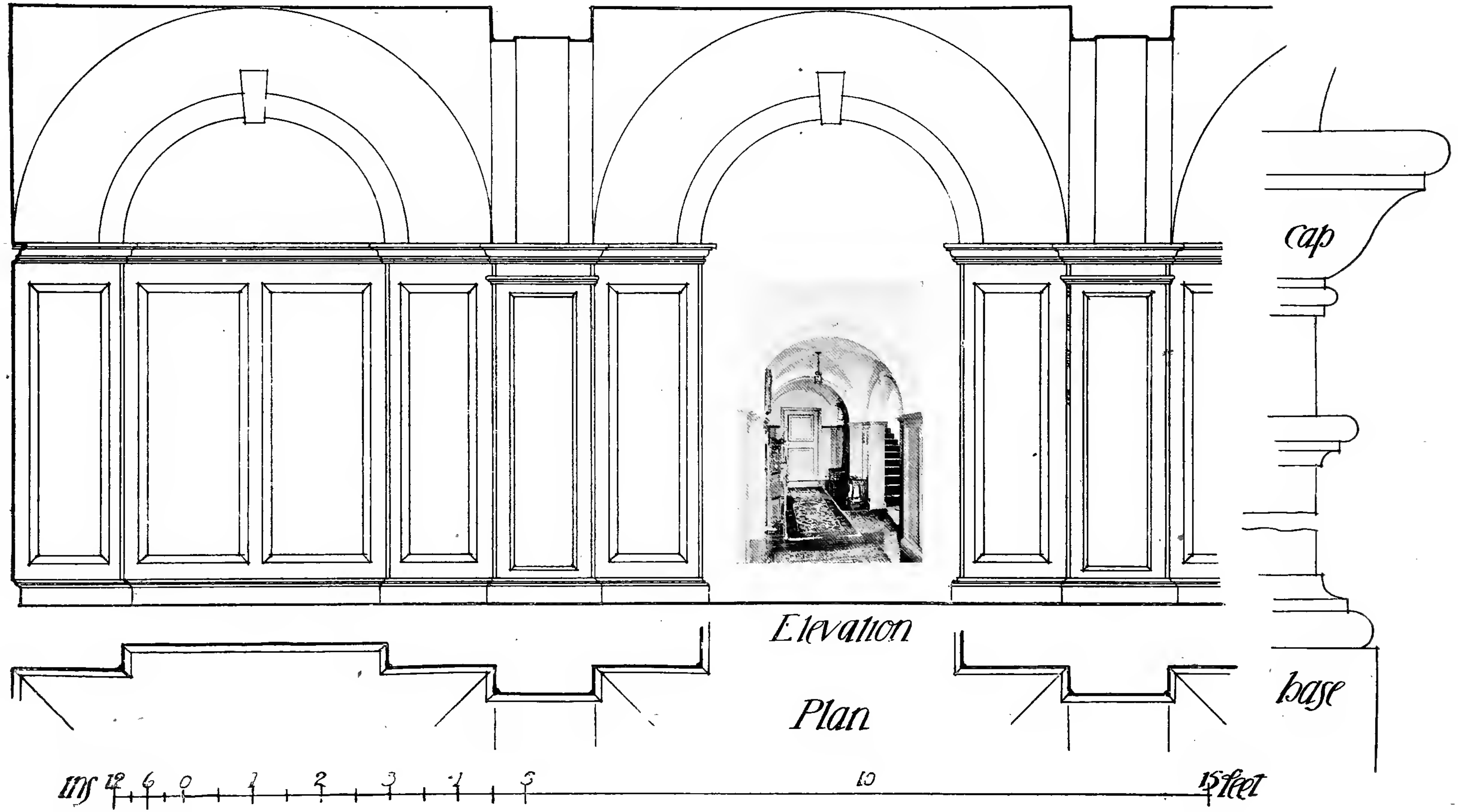


detail of baluster

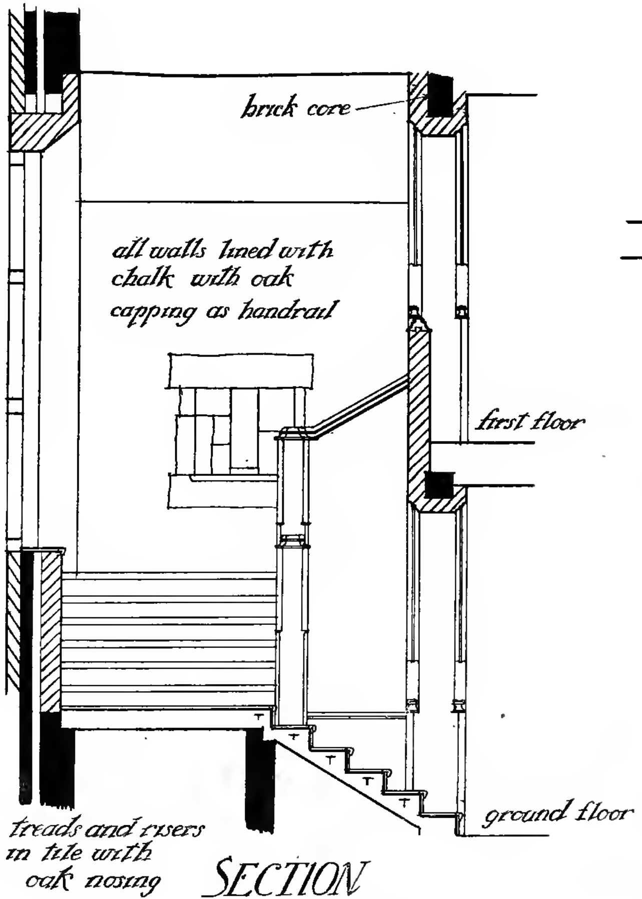




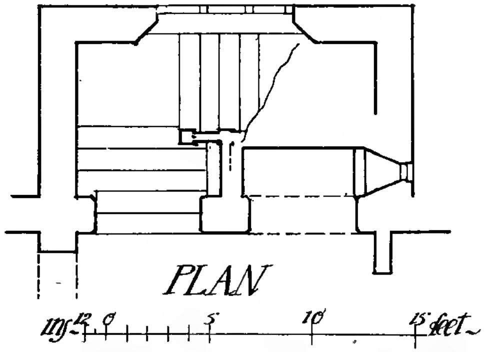
HALL: House at Chislehurst E·J·May Archt



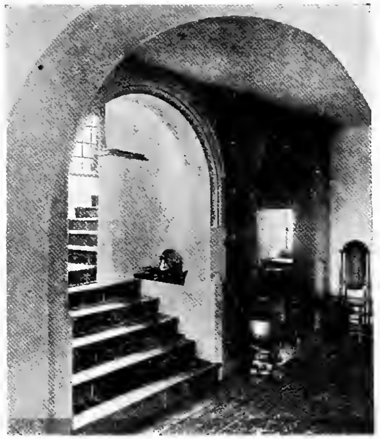
STAIRCASE · GERSTON · STORRINGTON · SUSSEX: E·TURNER·POWELL, ARCHt

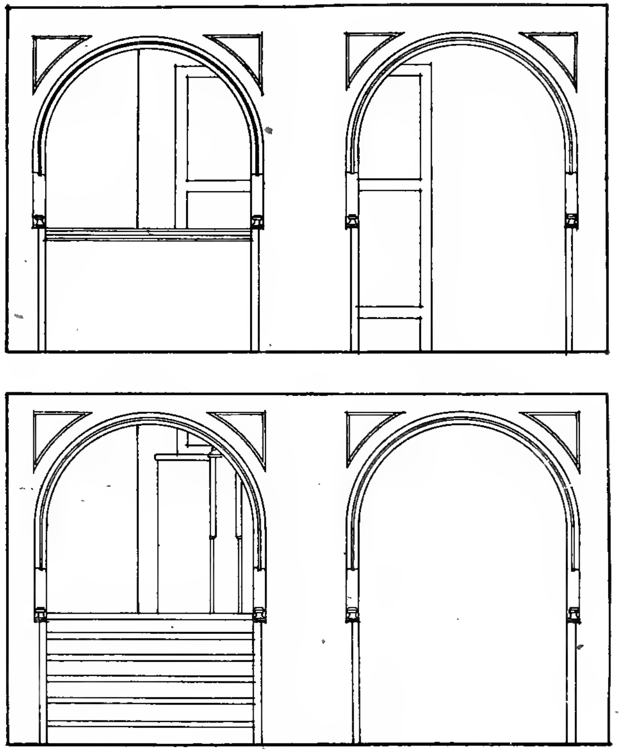

brick core
all walls lined with chalk with oak capping as handrail
first floor
ground floor
treads and risers in tile with oak nosing

SECTION



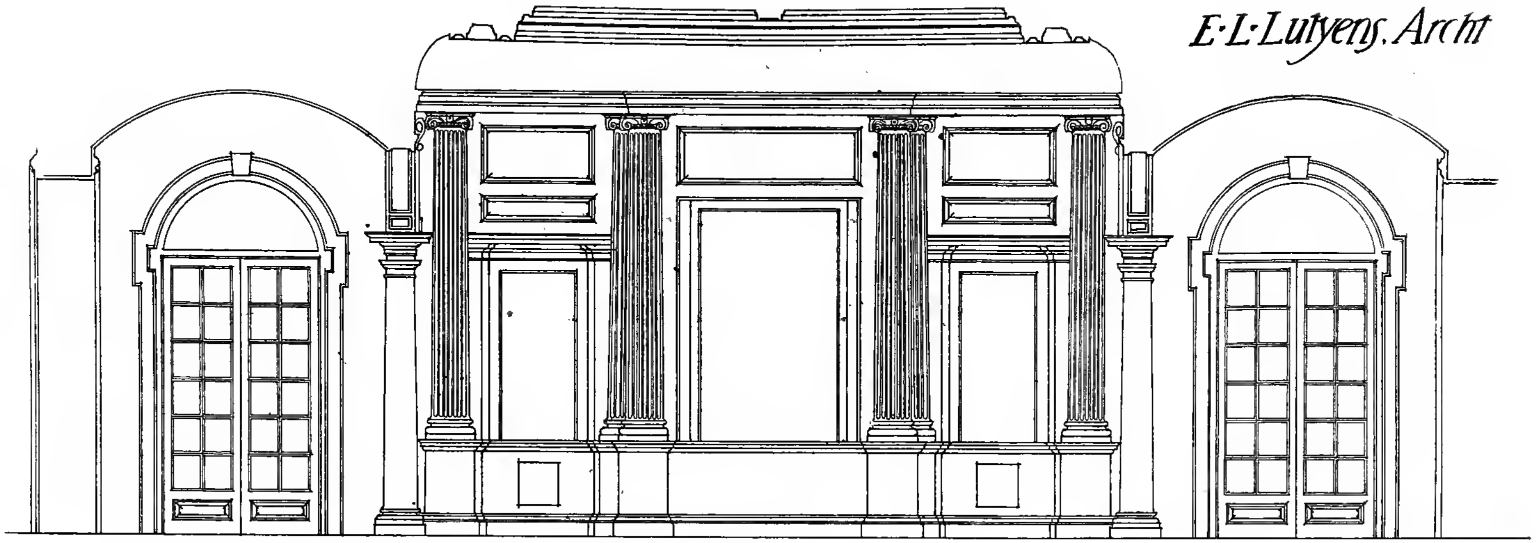
PLAN



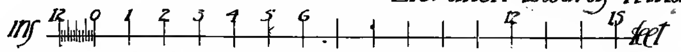


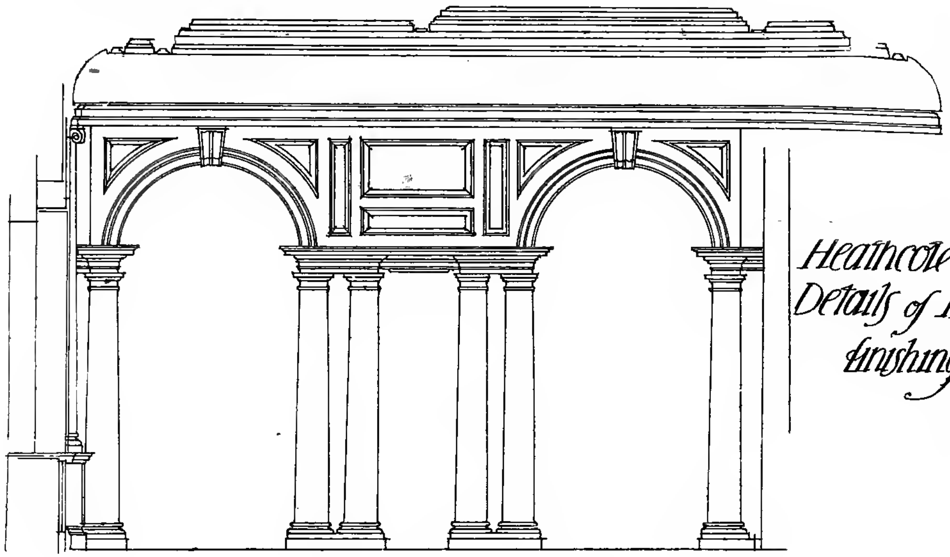
ELEVATION

E·L·Lutyens. Archt



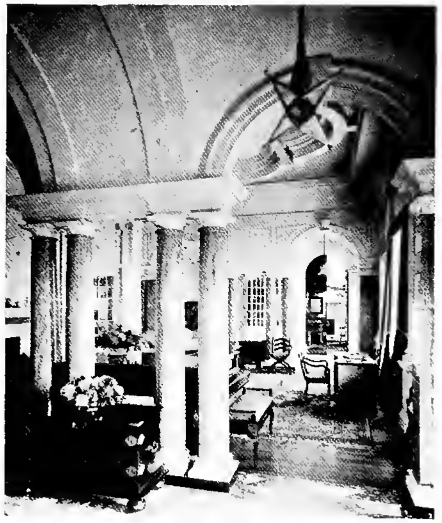
Elevation towards Windows



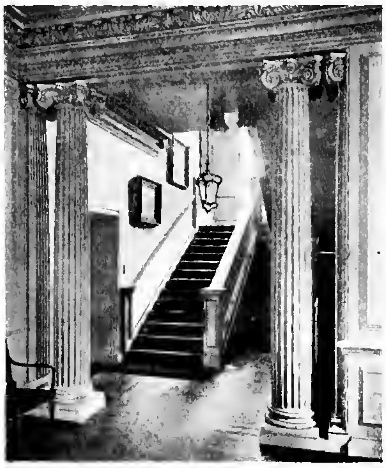


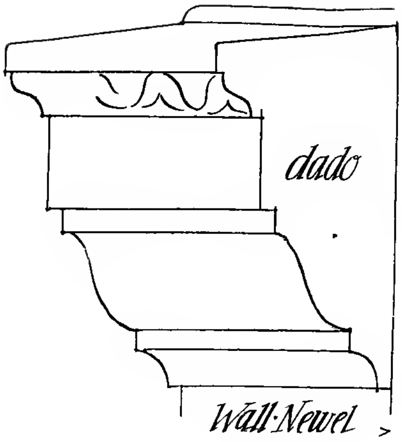
Elevation of Arcading.

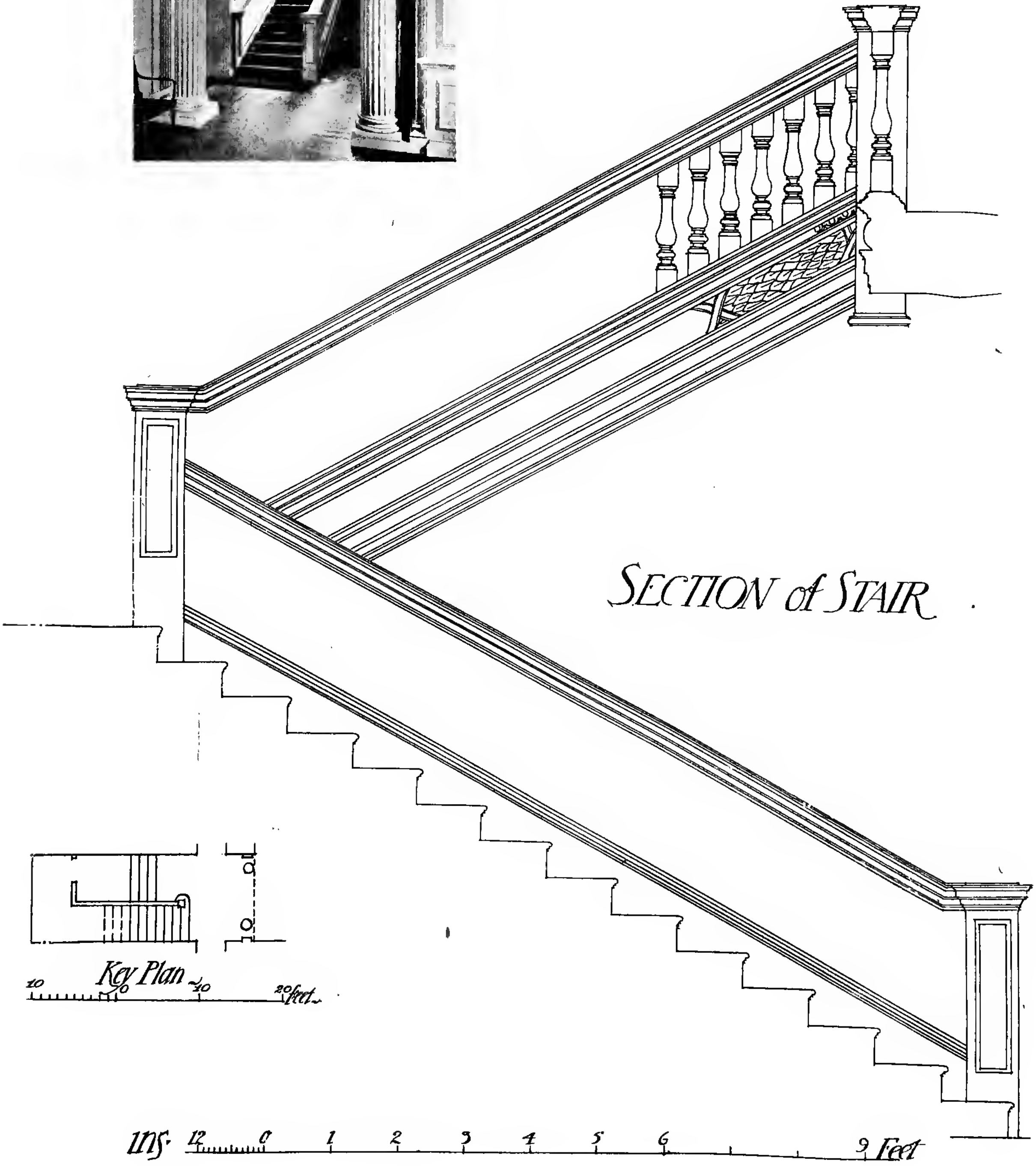
Heathcote Ilkley
Details of Hall
finishings



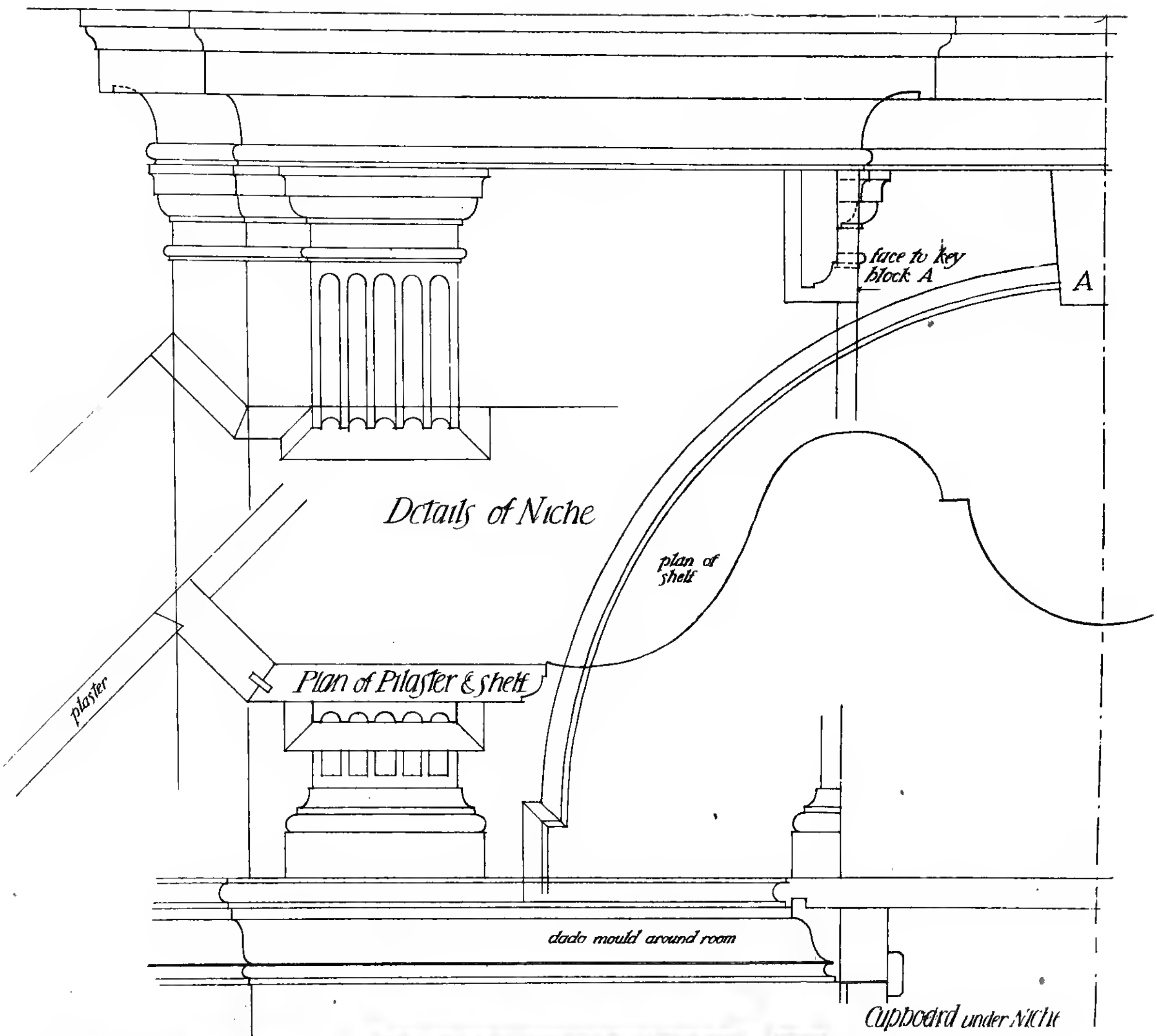
Staircase from "Codicote Lodge Welwyn. F·S·CHESTERTON·Archt.

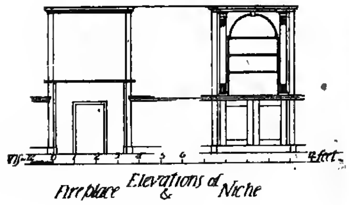


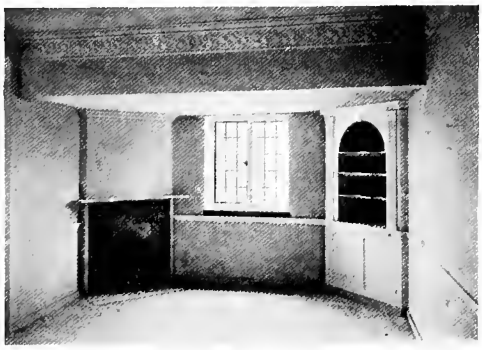




SECTION of STAIR.

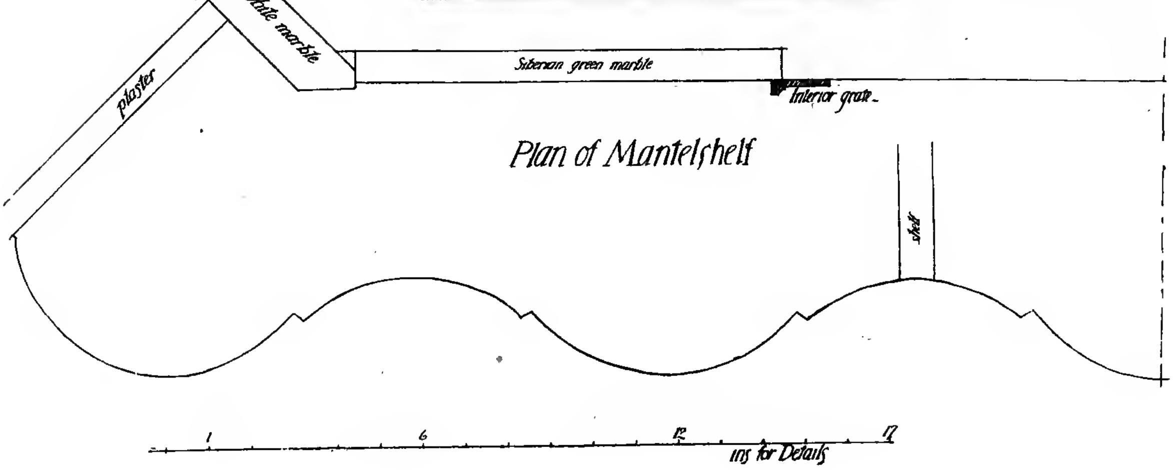






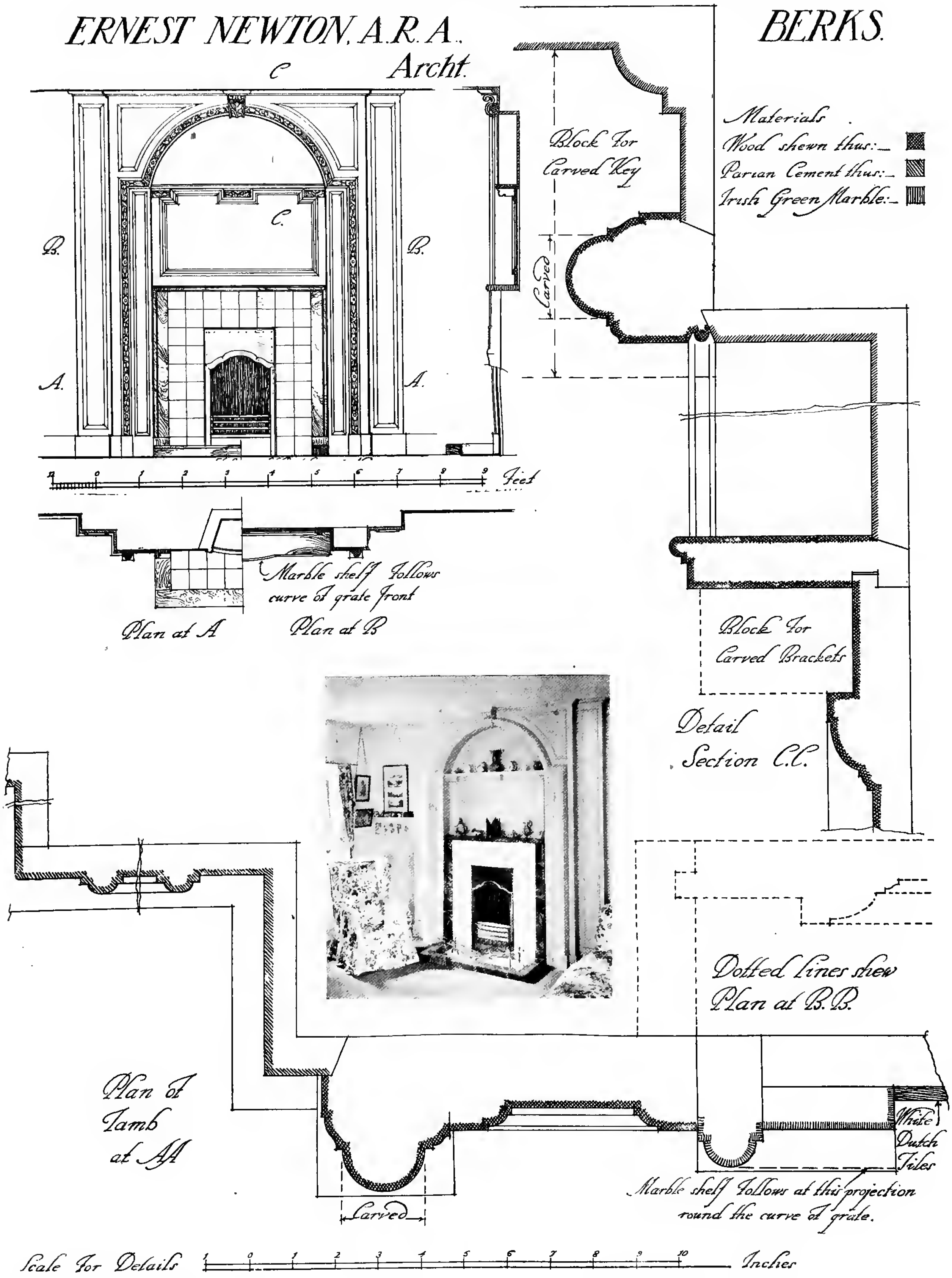
Chimneypiece & Niche from House in HAMPSTEAD GARDEN SUBURB

T.M. WILSON Archt

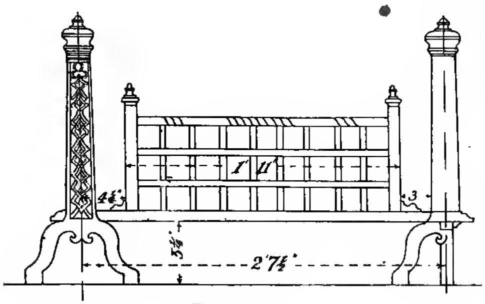


BEDROOM CHIMNEYPIECE, WOKINGHAM, BERKS.

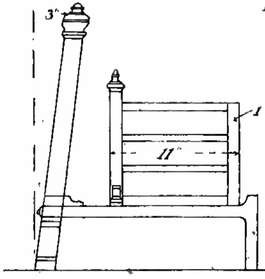
ERNEST NEWTON, A.R.A. Archt.


C
C.
B.
B.
A.
A.
1 0 1 2 3 4 5 6 7 8 9 Feet
Block for Carved Key
Carved
Materials.
Wood shewn thus:— ▦
Parian Cement thus:— ▨
Irish Green Marble:— ▥
Marble shelf follows curve of grate front
Plan at A
Plan at B
Block for Carved Brackets
Detail Section C.C.
Dotted Lines shew Plan at B.B.
Plan of Jamb at AA
Carved
White Dutch Tiles
Marble shelf follows at this projection round the curve of grate.
Scale for Details 1 0 1 2 3 4 5 6 7 8 9 10 Inches

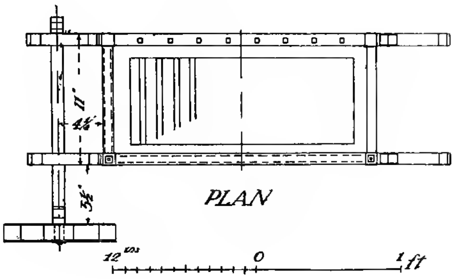
HALL FIREPLACE in HOUSE at WIMBLEDON



FRONT

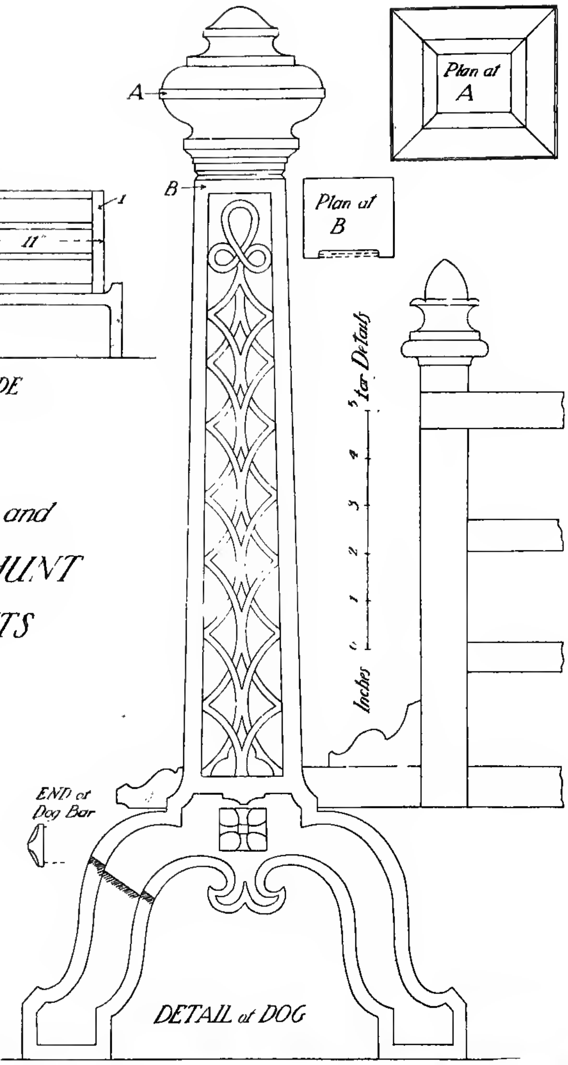


SIDE

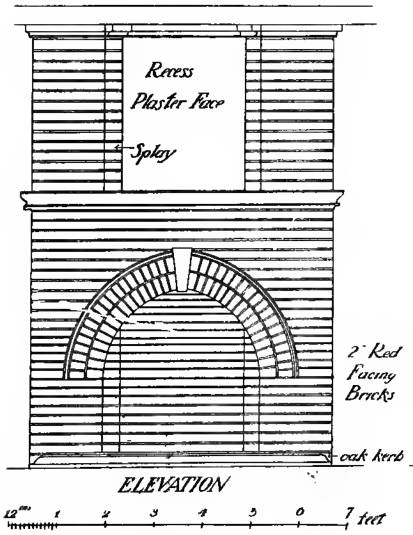


PLAN

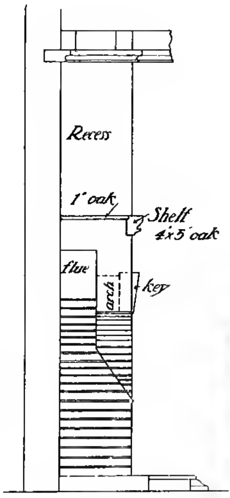
WILLIAM and
EDWARD HUNT
ARCHTS



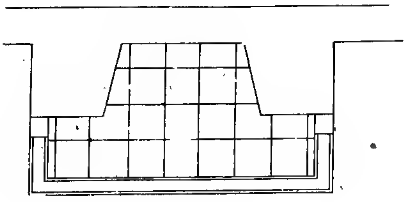
DETAIL of DOG



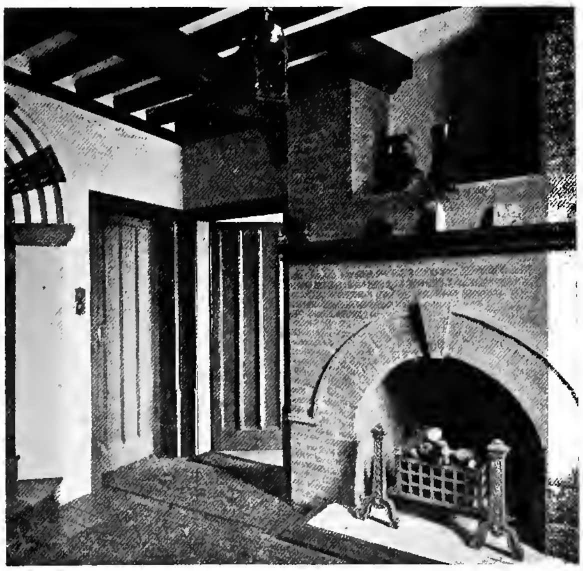
ELEVATION



SECTION

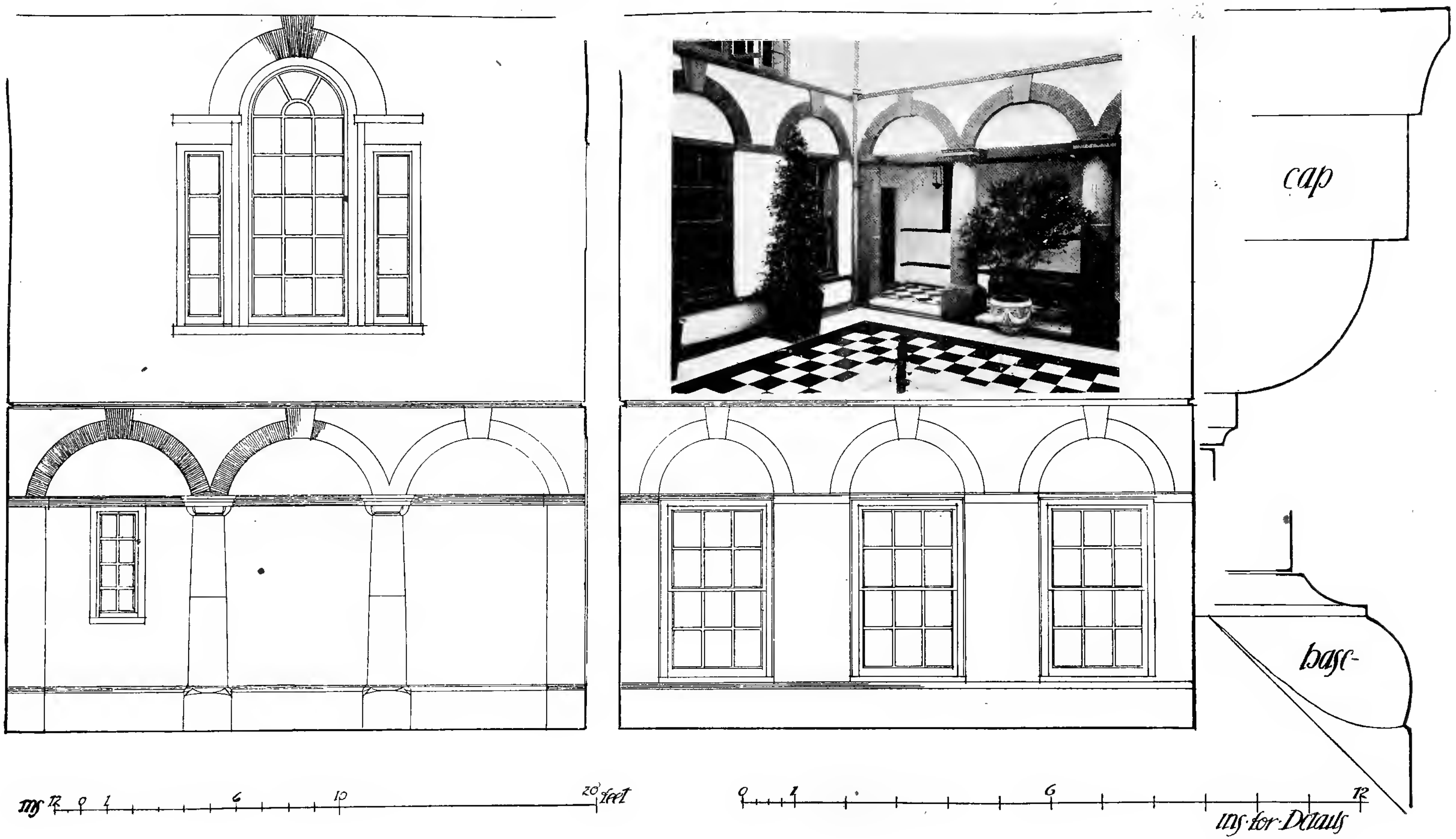


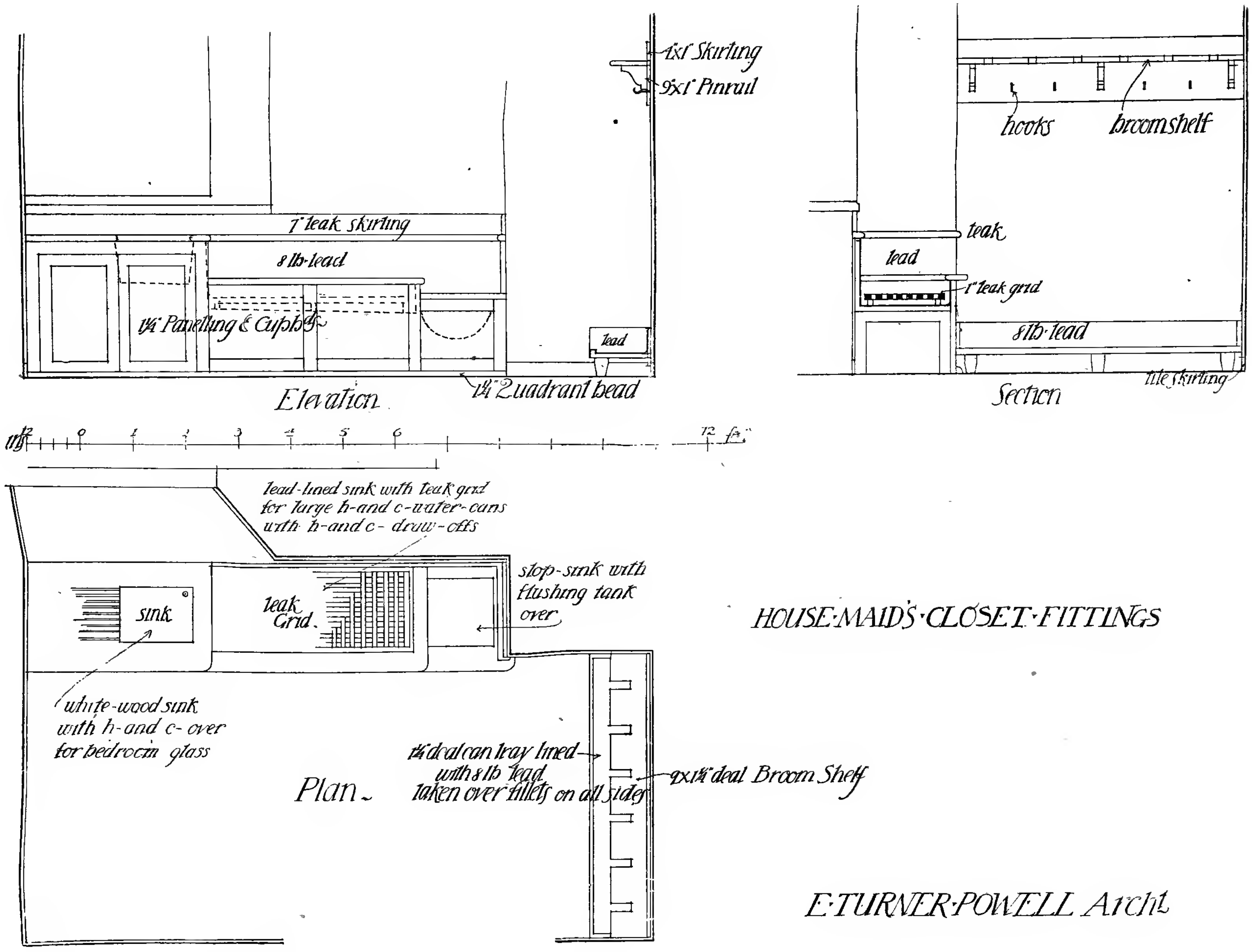
PLAN



Courtyard, Burton Hall, Cheshire

Nicholson & Corlette Archts





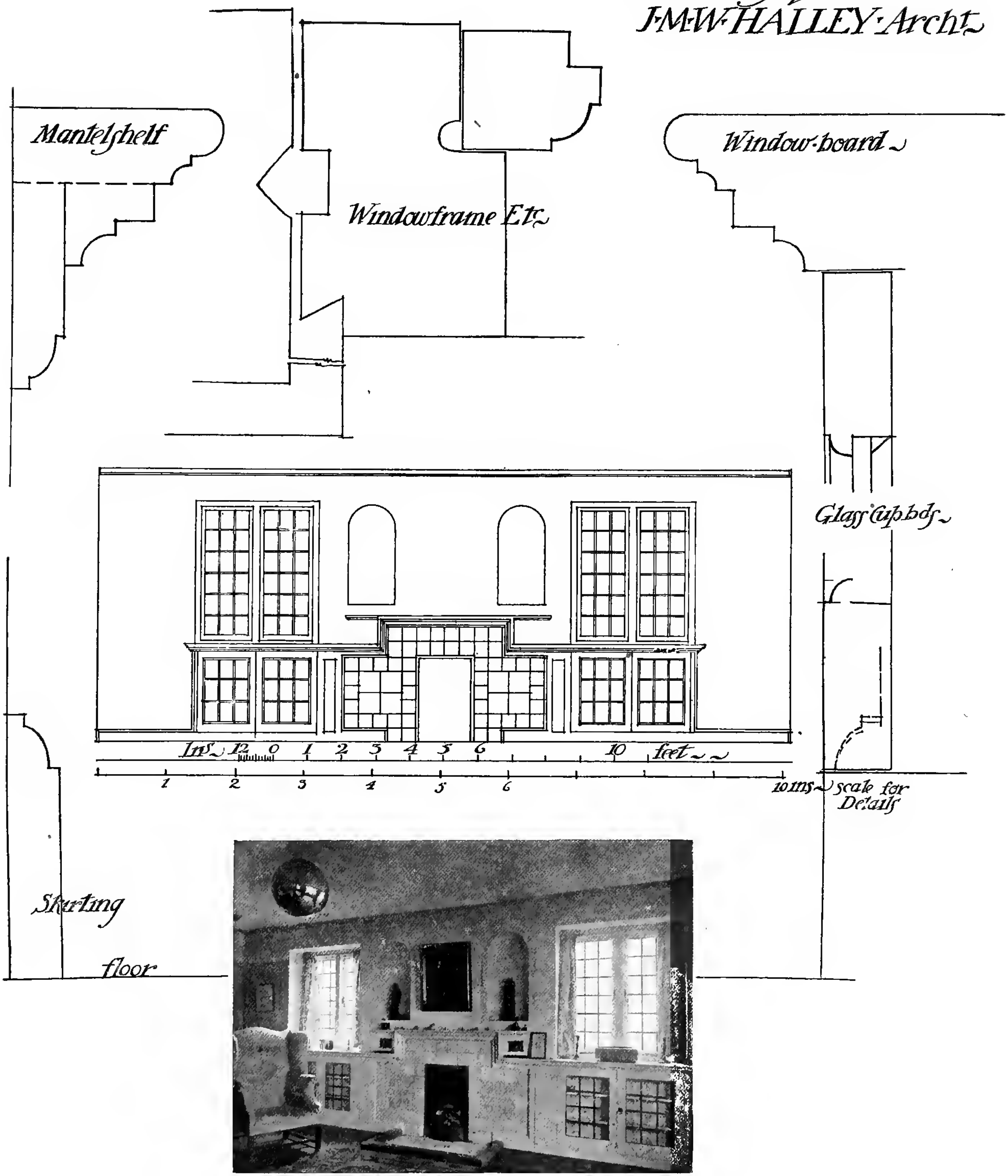
HOUSE·MAID'S·CLOSET·FITTINGS

E·TURNER·POWELL Archt

THE SHIP – GOLDERS GREEN –

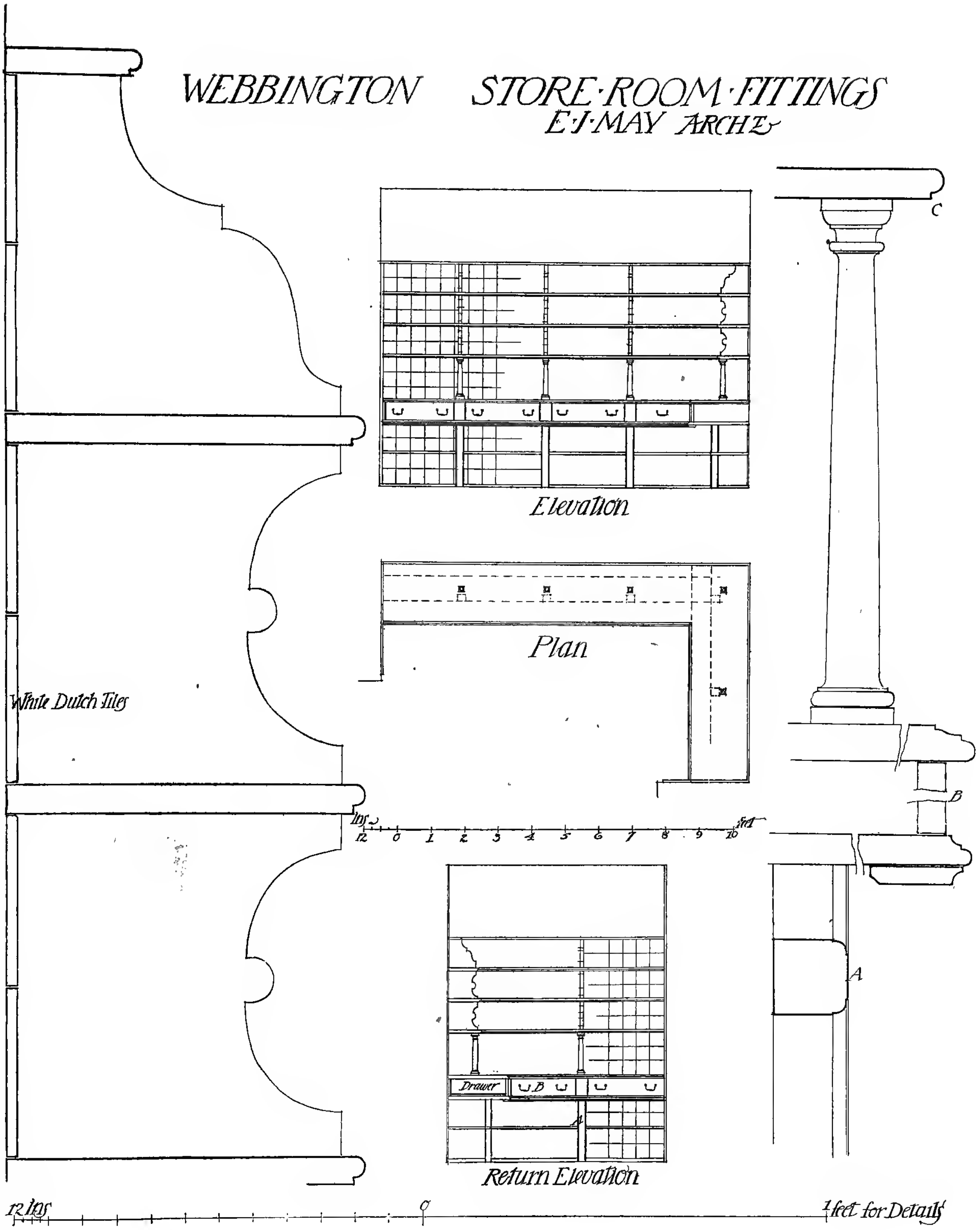
Drawing-room
Chimney-piece

J·M·W·HALLEY·Archt.


Mantelshelf
Window-board
Windowframe Etc.
Glass Cupbds
Ins 12 0 1 2 3 4 5 6 10 feet
1 2 3 4 5 6 10 ins scale for Details
Skirting
floor

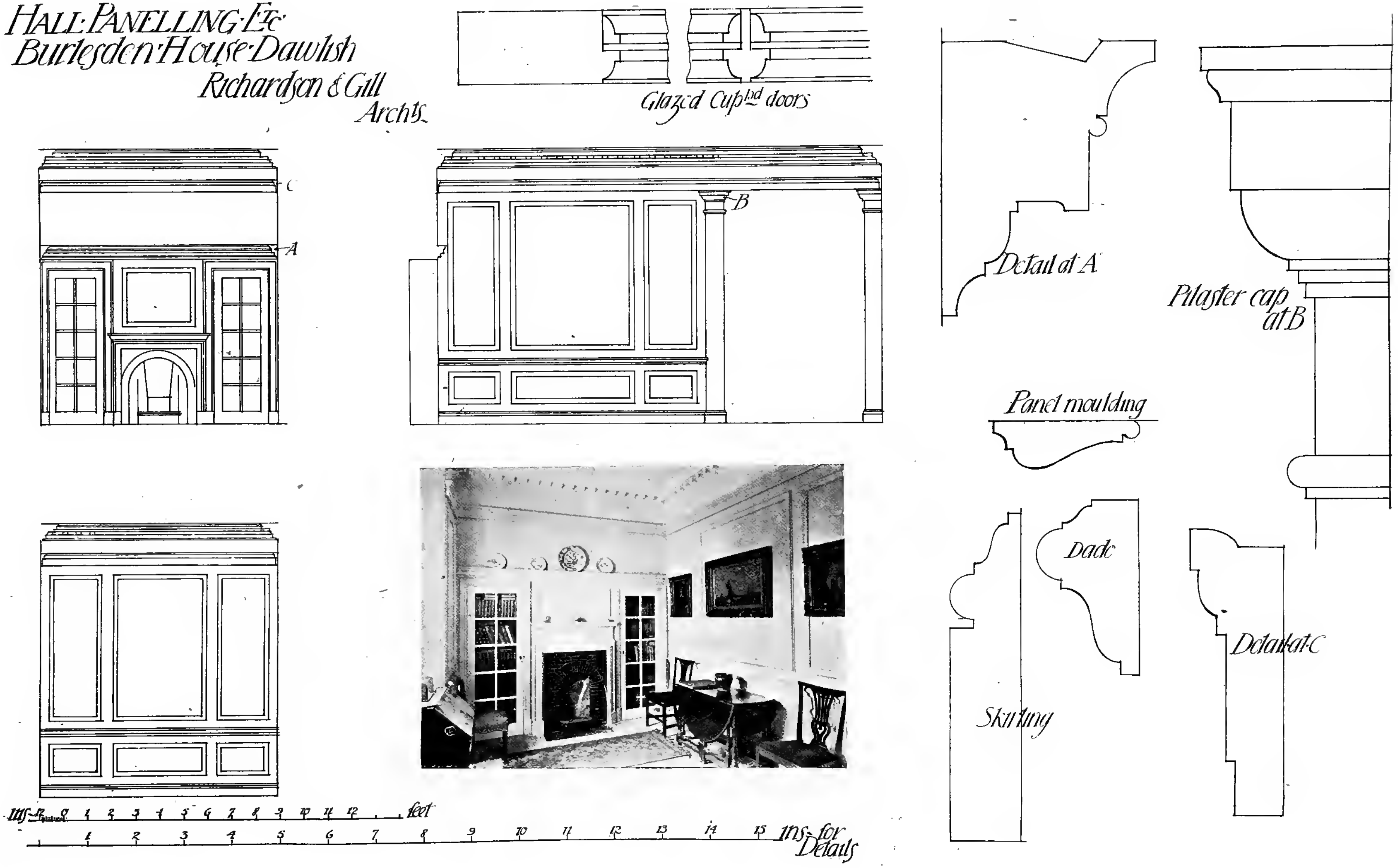
WEBBINGTON STORE·ROOM·FITTINGS

E·J·MAY ARCHT


Elevation
Plan
Return Elevation
White Dutch Tiles
Drawer
A
B
C
Ins 12 0 1 2 3 4 5 6 7 8 9 10 feet
12 ins 0 1 feet for Details

HALL·PANELLING·Etc
Burlesden·House·Dawlish

Richardson & Gill
Archts.



Glazed Cupbd doors
C
A
B
Detail at A
Plaster cap at B
Panel moulding
Dado
Skirting
Detail at C
ins 12 0 1 2 3 4 5 6 7 8 9 10 11 12 feet
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 ins for Details

THE GARDEN CITY HOUSE.

An Essential Preliminary.

WHATEVER be the type of house projected, it is certain that gas will be used therein to a greater or a less degree—probably to a greater, so clean and convenient is this universal fuel.

At any rate, the best type of modern garden city dwelling will contain a gas cooker, a gas water-heater of some kind, one or more gas fires, and—to be thoroughly hygienic—a gas refuse destructor.

The carcassing of the house with the necessary gas pipes must therefore be one of the foremost considerations; otherwise it may happen again, as it has happened before, that floors are so laid down as to make it practically impossible to run gas supplies of sufficient size beneath them, or even within the thickness of the top surface, without a good deal of troublesome and costly "cutting away"—or that an ideal position for a gas pipe has been earmarked for some other purpose, although quite satisfactory alternative arrangements could have been made in the initial stages of the scheme.

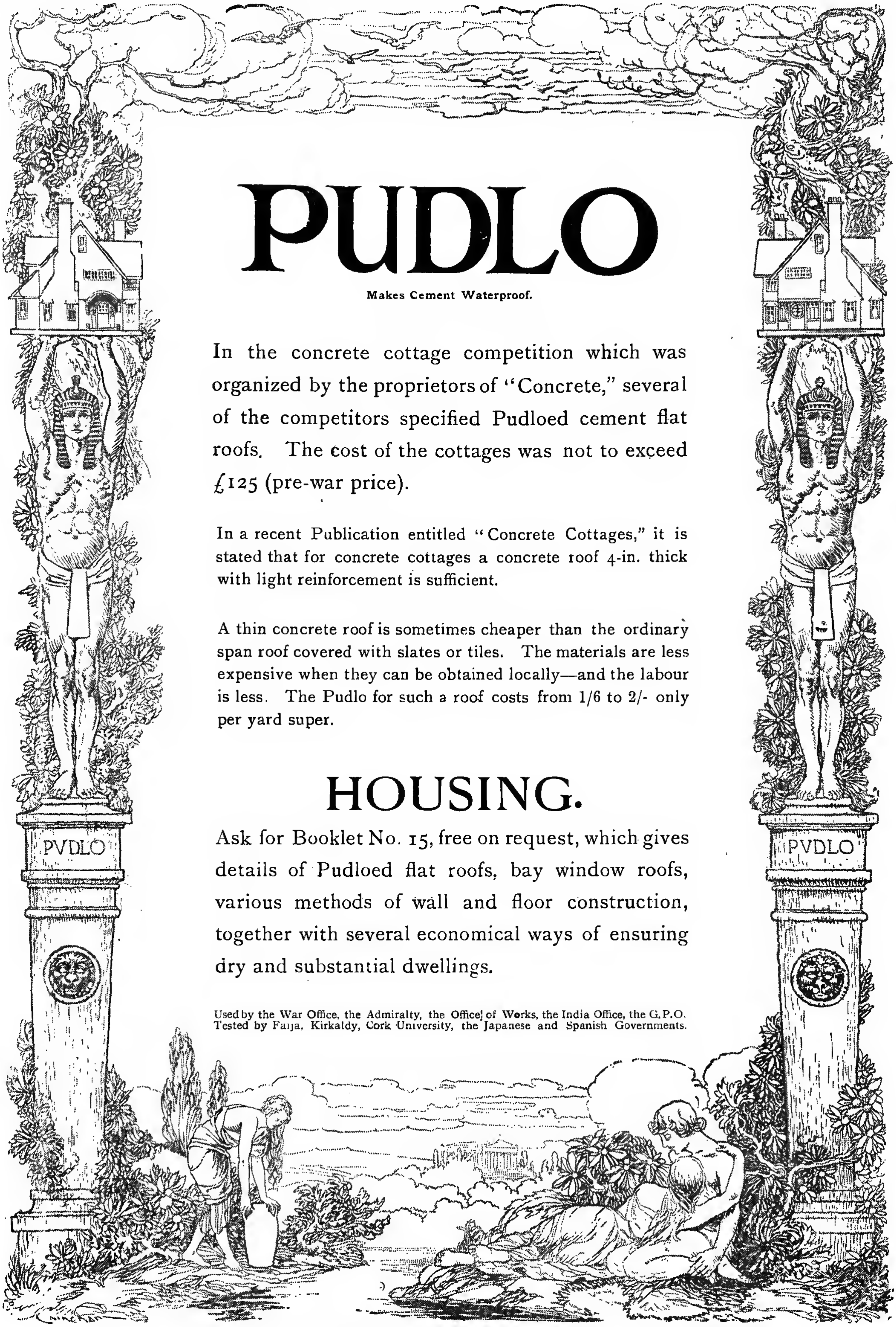
Contingencies of this nature can be easily avoided if the Architect, before deciding details of walls and floors, has an interview with the representative of the local gas undertaking. The plans can then be marked with the position of the meter and necessary appliances, the size and runs of the gas pipes, and so on. It is particularly necessary that pipes should be run of sufficient size for the household purposes required, and with a safety margin for possible extensions.

In short, "carcassing" is an expert's job, and the gas engineer should be called in betimes.

Architects and other responsible authorities are asked to forward early notice of prospective housing schemes to the Secretary of the British Commercial Gas Association—an advisory body representing the chief gas undertakings in the Kingdom. He will then put them into immediate touch with their local gas representative, so that the matter may have expert attention from the beginning. The Secretary will also be glad to furnish information on any general points respecting the use of gas in housing schemes.

THE BRITISH COMMERCIAL GAS ASSOCIATION

47, *Victoria Street, Westminster, S.W.* 1



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J. H. Kerner-Greenwood, Managing Director.

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before settling details of their

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HY-RIB is Economical as regards First Cost.
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Can be rapidly erected, and puts very little weight on the ground.

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